



# Village of Mettawa COMPREHENSIVE PLAN



VILLAGE BOARD ADOPTION DRAFT · NOVEMBER 18, 2025



# Acknowledgements

This Comprehensive Plan Update was developed by Teska Associates, Inc. in close partnership with the Village of Mettawa Mayor and Board of Trustees; Zoning, Planning, and Appeals Commission; and Village staff. It details a direction for the future of land use and development that aligns with Village values and that celebrates Mettawa's unique strengths and natural beauty.

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# 1 Introduction & Context

The Village of Mettawa is a unique rural residential community including woodlands and open lands covering a six-square-mile area in Lake County, Illinois. Characterized by its large properties and unurbanized landscape, its natural features convey a strong and unique community identity. This updated Village of Mettawa Comprehensive Plan is adopted to protect and enhance the relationship between Village residents and their natural surroundings. The Village of Mettawa maintains many acres of private open space acting as a buffer for public open space and preserving wildlife habitats.

## Purpose of the Plan

This Comprehensive Plan is an update of previously adopted Comprehensive Plans. As described in the Illinois Municipal Code, a comprehensive plan is an advisory document “...and itself shall not be construed to regulate or control the use of private property in any way, except as...has been implemented by ordinances duly enacted.” 65 ILCS 5/11-12-6. As such, the adoption of various regulations and codes is necessary to implement the goals of this Comprehensive Plan.

A plan’s primary purpose is to be used as a decision-making tool that can support Village zoning and land use policies and decisions. Such decisions are fundamental to the way a community looks, feels, and functions, so it is important that the comprehensive plan reflects the values of the community.

In Mettawa, these values are evident in the natural landscape and abundant open spaces. Residents choose to live in Mettawa for its rural feel and respect for the natural environment. These priorities have driven Village efforts to acquire properties to restore and preserve land in its natural state, maintain a trail system, eradicate buckthorn and other invasive species, and to update the zoning code to solidify requirements for large-lot residential properties that maximize open space.

This Comprehensive Plan documents and defines Mettawa’s vision for the future of continuing the community’s key values of preserving open space and restoring and beautifying natural areas for generations to come.



## Regional Planning Area

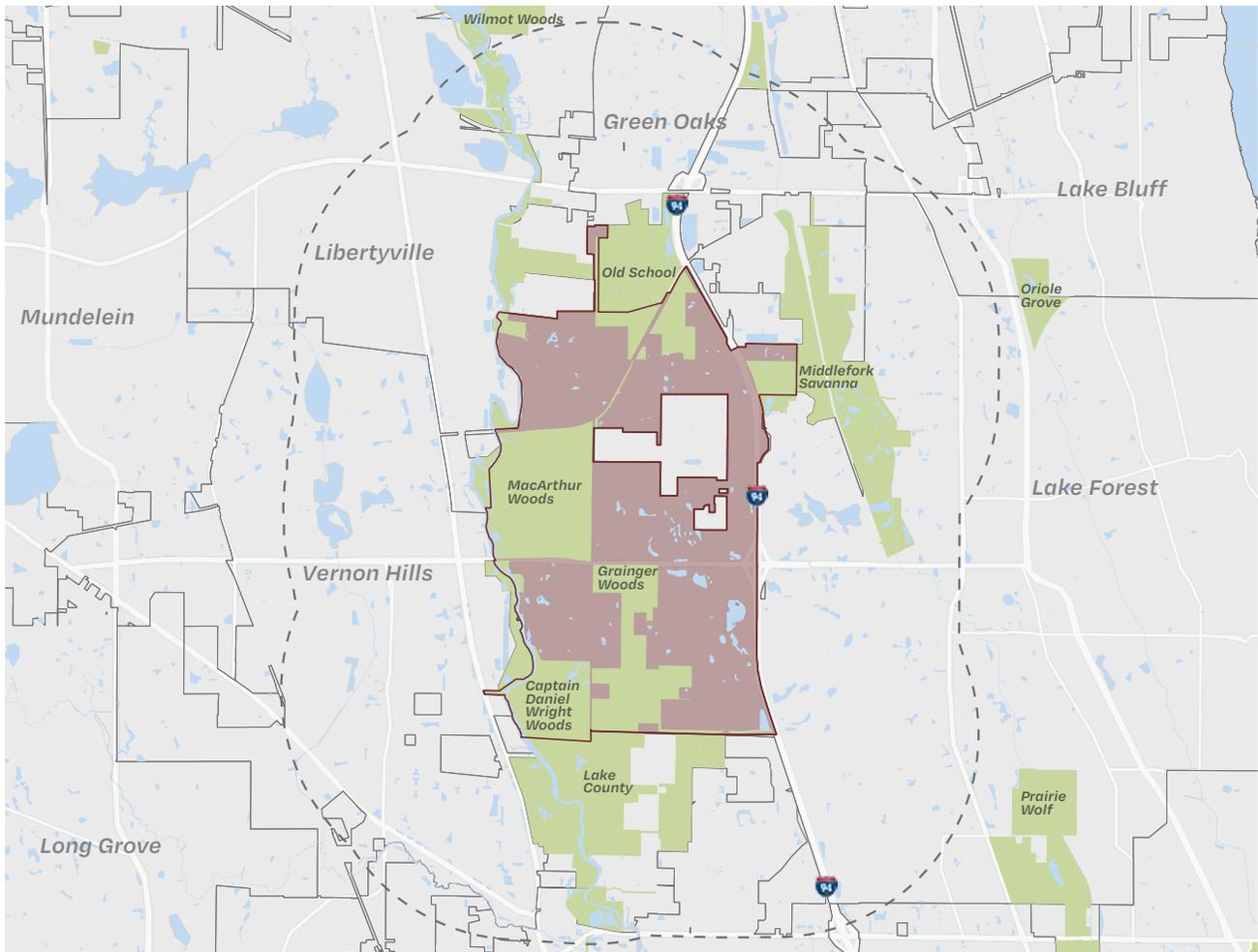
The Comprehensive Plan is applicable to the “Regional Planning Area” that encompasses all unincorporated areas of Lake County within one and one-half (1-1/2) miles of the Village’s borders and all of the land located within the Village’s corporate limits. The Regional Planning Area includes approximately 30 square miles of land area, and overlaps with the corporate limits of Bannockburn, Buffalo Grove, Green Oaks, Lake Bluff, Long Grove, Libertyville, Lincolnshire, Mundelein, Vernon Hills, and Lake Forest. While there is no stated intention for the Village to annex any of the land in the RPA, the Village can influence land use decisions in this area.

## Regional Location

The Village is a low-density, wooded and open lands community surrounded by commercial, office, and higher density residential uses. The Village has distinct physical boundaries to both the east and the west. The western edge is generally bordered by the Des Plaines River. The eastern edge is bordered principally by Interstate 94, the Illinois Tollway.

Situated to the north of the Village are the Villages of Libertyville and Green Oaks, to the west is the Village of Vernon Hills, to the south is the Village of Lincolnshire, and to the east is the City of Lake Forest.

**Figure 1.1 Regional Context**



### Village of Mettawa Regional Context

- Village Boundary
- Regional Planning Area
- Forest Preserves



## Cornerstone Mettawa Planning Documents

### **2016 Comprehensive Plan Update**

*The 2016 Plan detailed goals for preserving open space and promoting the Village's wooded character and horse-friendliness.*

### **2011 Strategic Plan**

*The Strategic Plan is a brief, advisory guide outlining goals for infrastructure, transportation, open space, and land use, as well as for the sense of Village identity.*

### **2005 Comprehensive Plan Update**

*The 2005 Plan Update was the first refresh of the original Village Comprehensive Plan, and detailed recommendations for the advancement of the welfare of Mettawa residents by creating a sustainable environment composed of three parts: social, economic, and physical.*

### **1984 Comprehensive Plan**

*The original Mettawa Comprehensive Plan, adopted in 1984, serves as the basis for all subsequent plans in the Village. It was the first document that stated the Village's commitment to its unique rural character and sensitivity to the surrounding natural environment.*

## Planning History

In 1950, the residents of what is now the Village of Mettawa took a significant step to ensure that the development trends in their area did not significantly deviate from the rural residential development concept in existence at that time.

Residents prepared a petition, subsequently adopted by the Lake County Board, which declared that the area bounded by Old School Road to the north, the Des Plaines River to the west, Everett Road to the south, and Bradley/Riverwoods Road to the east was to be established as an area of five-acre residential zoning, with minor variations to permit existing non-conforming, one to two acre lots. Five-acre zoning is the foundation for the sound preservation of this rural residential community.

To further ensure the survival of the community, in 1959 the residents unanimously petitioned for incorporation as a Village of the State of Illinois. Upon hearing the petition, the County Court directed an election for incorporation be held, and in 1960 residents voted in favor of incorporation.

The Village is unique in the context of the ever-increasing urban character of Lake County and the Chicago Metropolitan Area, and is illustrative of how a community with foresight and planning can preserve its natural resources and desired quality of life.

This plan builds on the Village's history over the last 65 years as well as the three most recent plan documents. The 2005 Comprehensive Plan Update, 2011 Strategic Plan, and 2016 Comprehensive Plan Update were each foundational in the creation of this 2025 Plan Update, which puts forth a vision for the next five to ten years of Village policy and decision making.



# 2 Existing Conditions

While the Village has experienced slight changes demographically and has made some land use changes, including the annexation of land south of Illinois Route 60 and housing development within subdivisions, Mettawa's metrics remain largely stable and reflective of its small-town, equestrian-friendly character.

## Village Demographics

### Population Trends

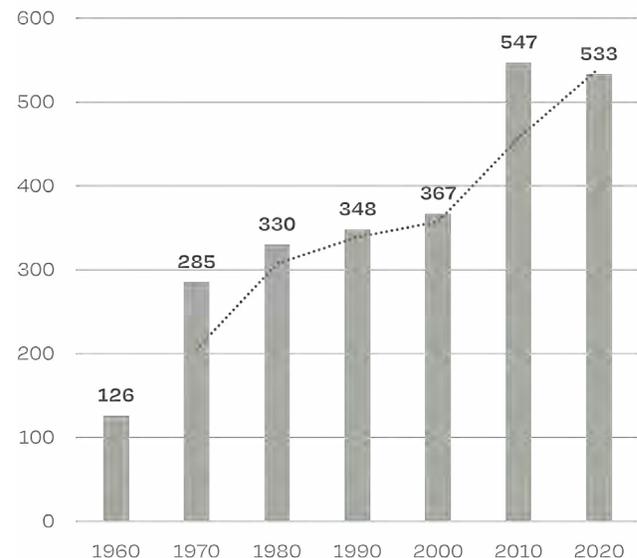
The Village experienced moderate growth from 1960-2000, and then rapidly grew over the next 10 years. The growth trend during the period from the date of its incorporation in 1960 to 2010 represents a population increase of 421 people, with a markedly accelerating growth rate between 2000 and 2010.

Since 2010, Mettawa's population has been essentially stable, with a 2010 estimate of 547 residents and a 2020 estimate of 533 residents, according to the US Decennial Census. **Figure 2.1** illustrates growth since 1960.

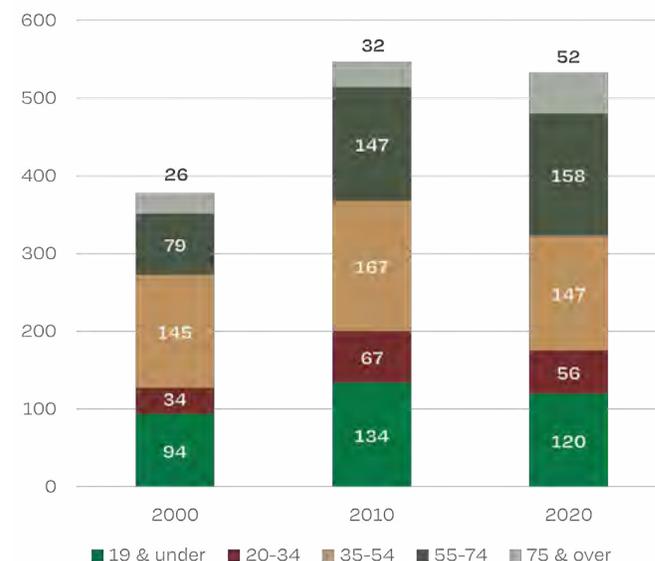
The median age of residents of Mettawa has increased in recent years, estimated at 49.4, which is similar to peer communities of Lake Bluff, Lincolnshire, and Riverwoods, but is older than the median age in Lake County, which is 39.3. The age distribution in the Village since 2000 is detailed in **Figure 2.2**. According to the US Census Bureau figures for the year 2020, the largest percentage of the Village's population, approximately 30%, or 158 persons, falls within the age bracket of 55 to 74. Approximately 23% of the Village's population, or 120 persons, is under 18, and the senior population (74 years of age and older) increased from the 6% figure reported in 2010 to the approximate 10% figure, or 52 persons, reported in the 2020 Census.

The Chicago Metropolitan Agency for Planning (CMAP) the official regional planning agency for the seven counties of Northeastern Illinois, generated a Year 2050 Population Forecast for the Village at 1,387 persons. This forecast growth figure is an approximate 160 percent population increase from the US Census Bureau year 2020

**Figure 2.1 Mettawa Population, 1960-2020**



**Figure 2.2 Mettawa Age Distribution, 2000-2020**



Source: 2000, 2010, 2020 US Decennial Census

population and reflects an overall increase of 1,261 persons from the population of 126 in 1960, the year the Village of Mettawa incorporated. The limited number of undeveloped properties in the Village, the unlikely subdivision of property to more than double the number of home sites in the Village, and national trends toward smaller households strongly suggest that the CMAP estimates for 2050 are unrealistically high.

**Households**

According to the 2020 US Census Bureau figures, there were 202 households in the Village. This is a slight decrease (12%) from the 229 households reported in the 2010 Census.

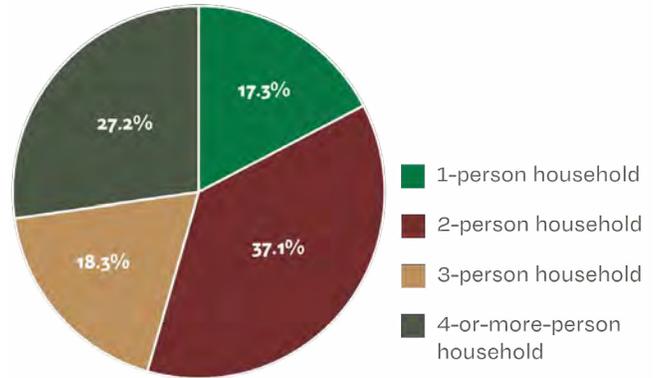
The 2020 Decennial Census reports an average household size for the Village of 2.4 persons per household. In comparison, the average household sizes reported in the 2020 Census for Lincolnshire, Riverwoods, and Lake County were 2.5, 2.9, and 2.7, respectively. **Figure 2.3** shows the overall breakdown of household size in Mettawa.

The 2020 Census figures report that the vast majority (93%) of households are owner-occupied, and that the majority of households are comprised of married couples and households without children under 18 living at home. This, in conjunction with the Village median age trending upward, indicates an increase in the number of “empty nester” households.

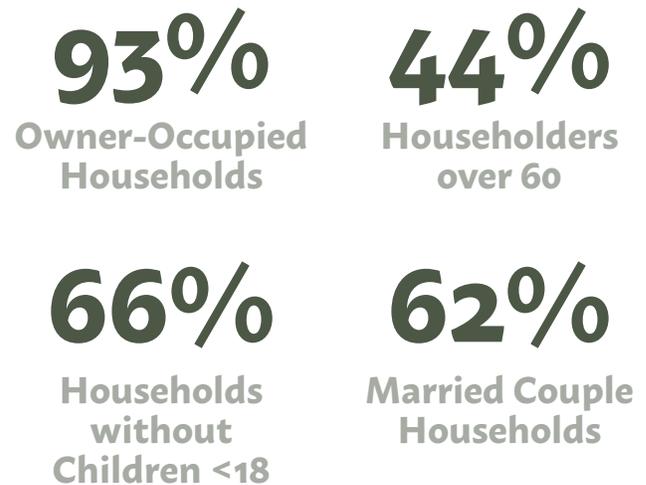
**Income**

The median household income in Mettawa was estimated at \$175,074 in 2023, and over 40% of households in Mettawa have a median income above \$200,000. This is significantly more than both the County and State medians. **Figure 2.5** shows an income comparison over time.

**Figure 2.3 Household Size Breakdown, 2020**

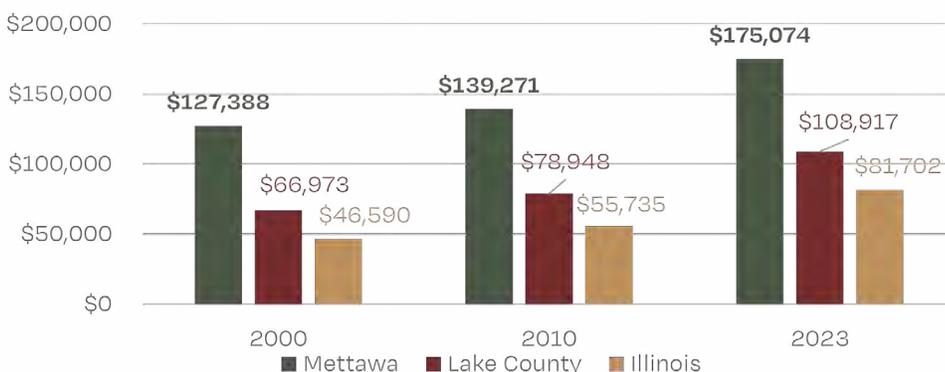


**Figure 2.4 Mettawa Household Profile, 2020**



Source: 2020 US Decennial Census

**Figure 2.5 Mettawa Median Household Income, 2000-2023**



Source: 2000 & 2010 US Decennial Census, 2023 American Community Survey 5-Year Estimates

## Land Use & Open Space

### Existing Land Use

Existing land uses within the Village limits include single-family residential, dedicated open space (forest preserve), equestrian uses, office, business park, hotel, limited retail and sales uses, and undeveloped land that is zoned for single family residential use. While Lake County has jurisdiction over any unincorporated properties within or near Mettawa, the Village does have authority to accept or reject the subdivision of property within the Village’s Regional Planning Area/Extraterritorial Limits (shown in Figure 1.1).

### Open & Green Space

Open space is very important to the residents of the Village, and in 2015, the Village completed and approved the “Village of Mettawa Open Lands Recommendations Report.” The Report records the existing conditions of open land parcels in the Village and lists both observations and recommendations for each one. In accordance with the Report, the Village now has an OS Open Space Zoning District in the Mettawa Zoning Ordinance, and suitable properties have

been rezoned into this District, as reflected on the Village’s official Zoning Map (**Figure 2.9**). The Report also establishes priorities and a framework for future conservation, restoration and stewardship of these properties.

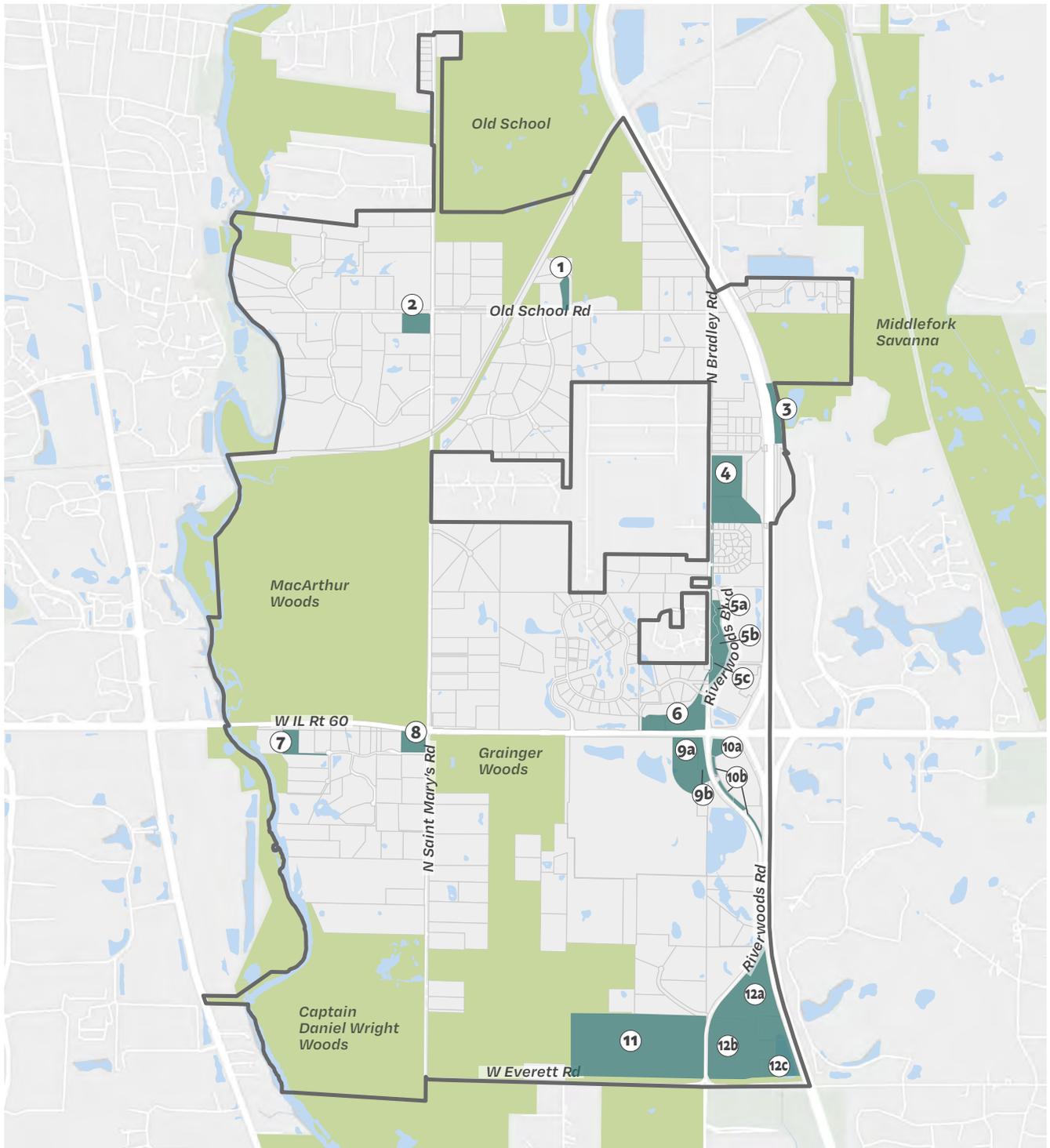
There are numerous natural resource areas within and surrounding the Village, including the 1,174 acres of Forest Preserve that are owned by the county but located within the corporate limits. In addition to the forest preserve, the Village owns 212 acres of open space. Village-owned land is detailed in the table below (**Figure 2.6**) and in the map in **Figure 2.7**. The Village also benefits from additional parks and smaller open spaces as indicated on the Parks, Trails and Open Space map included in this report (**Figure 2.8**).

The majority of property within and surrounding the Village has been developed at a very low density and as such contributes to the “open space” character of the community. This includes many acres of wetlands, floodplain, and natural wildlife habitats located on private property.

**Figure 2.6 Village-Owned Land Table**

Name	Address	Acreage
1. Oak Hill Lane	27570 Oak Hill Lane	2.91
2. W. Old School Road	15085 W Old School Rd	4.5
3. East Side Oasis Service Strip	27013 N Bradley Rd	1.23
4. MacLean Preserve at Oasis Park	Bradley Rd	20.89
5a. Riverwoods Boulevard	26526 N Riverwoods Blvd	0.92
5b. Riverwoods Boulevard	26362 N Riverwoods Blvd (Conservation Easement)	8.54
5c. Riverwoods Boulevard	26230 N Riverwoods Blvd	2.41
6. Whippoorwil Park & Farm	14140-14184 W Il Rte 60	11.18
7. Alexandra Drive	16 Alexandra Dr	3.91
8. Riverside	25960 St. Mary’s Rd	3.95
9a-9b. Riverwoods Road Berm	300 N Riverwoods Rd	9.57   4.13
10a. Riverwoods Road	SE Corner of Rte 60 & Riverwoods Rd	2.8
10b. Riverwoods Road	Riverwoods Rd – ROW	2.19
11. Mettawa Savanna	24880 Riverwoods Rd	72.19
12a. Everett Pond	701 Riverwoods Rd/Everett Pond North	24.01
12b. Everett Pond	24881 N Riverwoods Rd	32.02
12c. Everett Pond	13700 W Everett Rd	5.23

**Figure 2.7 Village-Owned Land Map**



**Village of Mettawa**  
Village-Owned Land

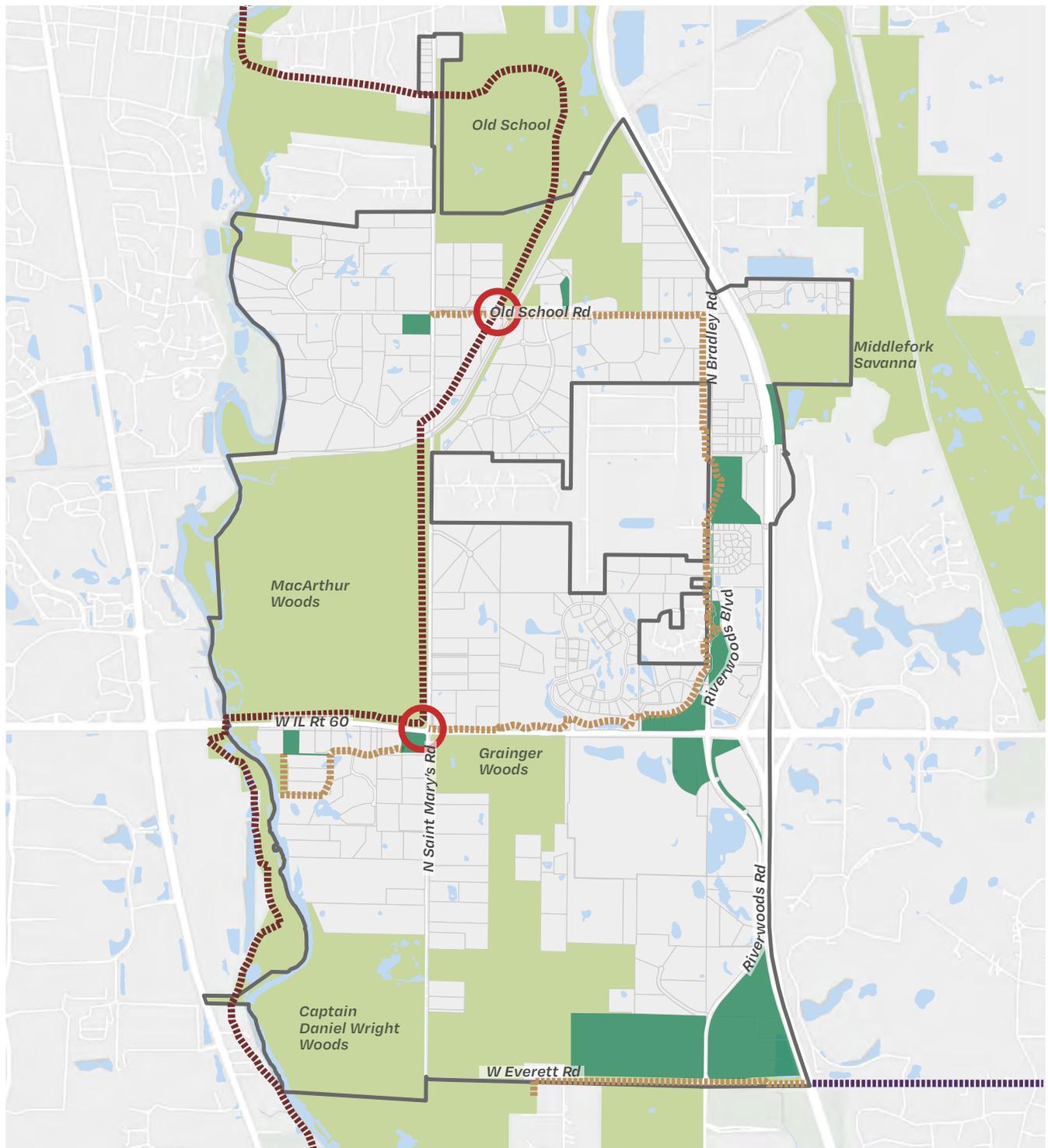
- Village-Owned Land
- Forest Preserves



**Village-Owned Land**

- 1. Oak Hill Lane
- 2. W. Old School Road
- 3. East Side Oasis Service Strip
- 4. MacLean Preserve at Oasis Park
- 5a-5c. Riverwoods Boulevard
- 6. Whippoorwill Park & Farm
- 7. Alexandra Drive
- 8. Riverside
- 9a-9b. Riverwoods Road Berm
- 10a-10b. Riverwoods Road
- 11. Mettawa Savanna
- 12a-12c. Everett Pond

**Figure 2.8 Open Space & Trails Map**

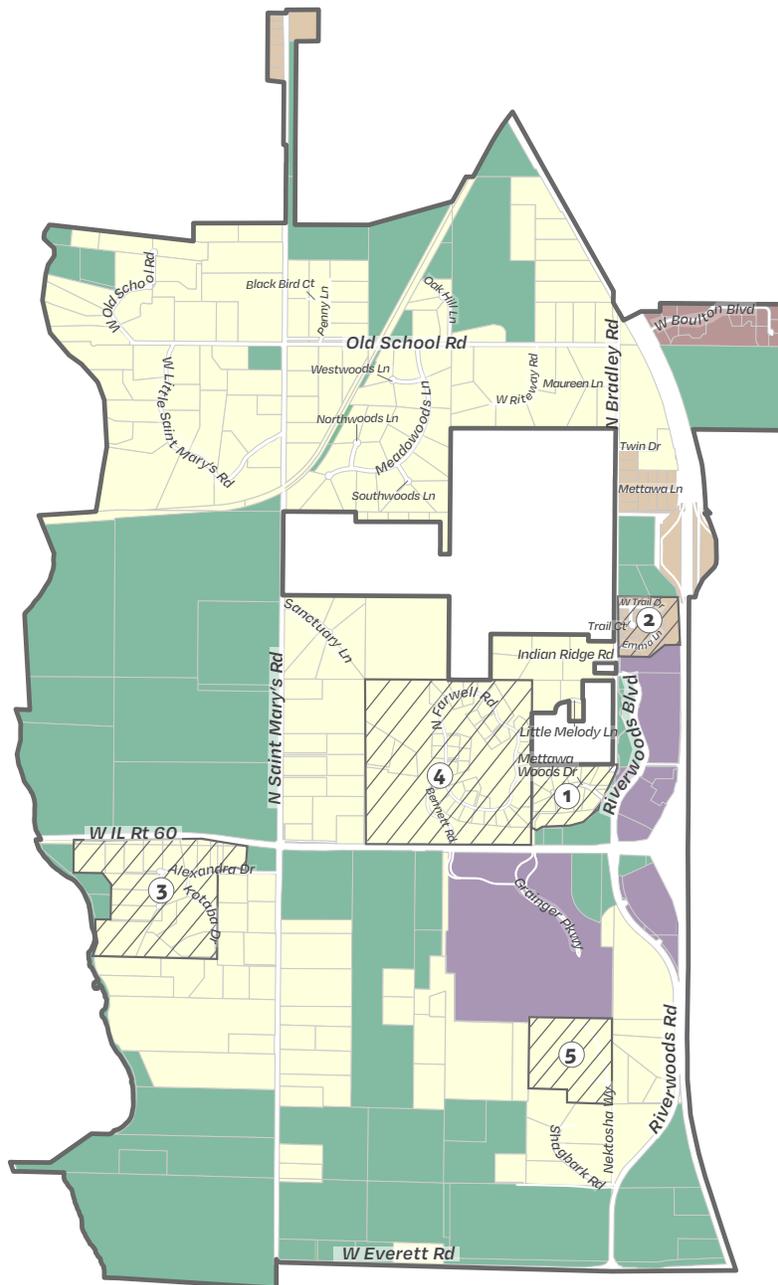


**Village of Mettawa**  
Open Space & Trails

- Village-Owned Open Space
- Forest Preserves
- Trail Intersection
- Des Plaines River and Forest Preserve Trails
- Mettawa Trails
- Other Municipal Trails



**Figure 2.9 Zoning Map**



**Village of Mettawa**  
Zoning

- Open Space (OS)
- Single Family Residence District (R-1)
- Single Family Residence District (R-2)
- Planned Office/Research District (O/S)
- Office/Hotel District (H)

- Residential Planned Unit Developments (PUDs)
  1. Mettawa Woods Ord. 383
  2. Hamilton Estates and Enclave Ord. 383
  3. Riverside Preserve Ord. 473
  4. Deerpath Farms Ord. 497
  5. Barker Easement Ord. 626





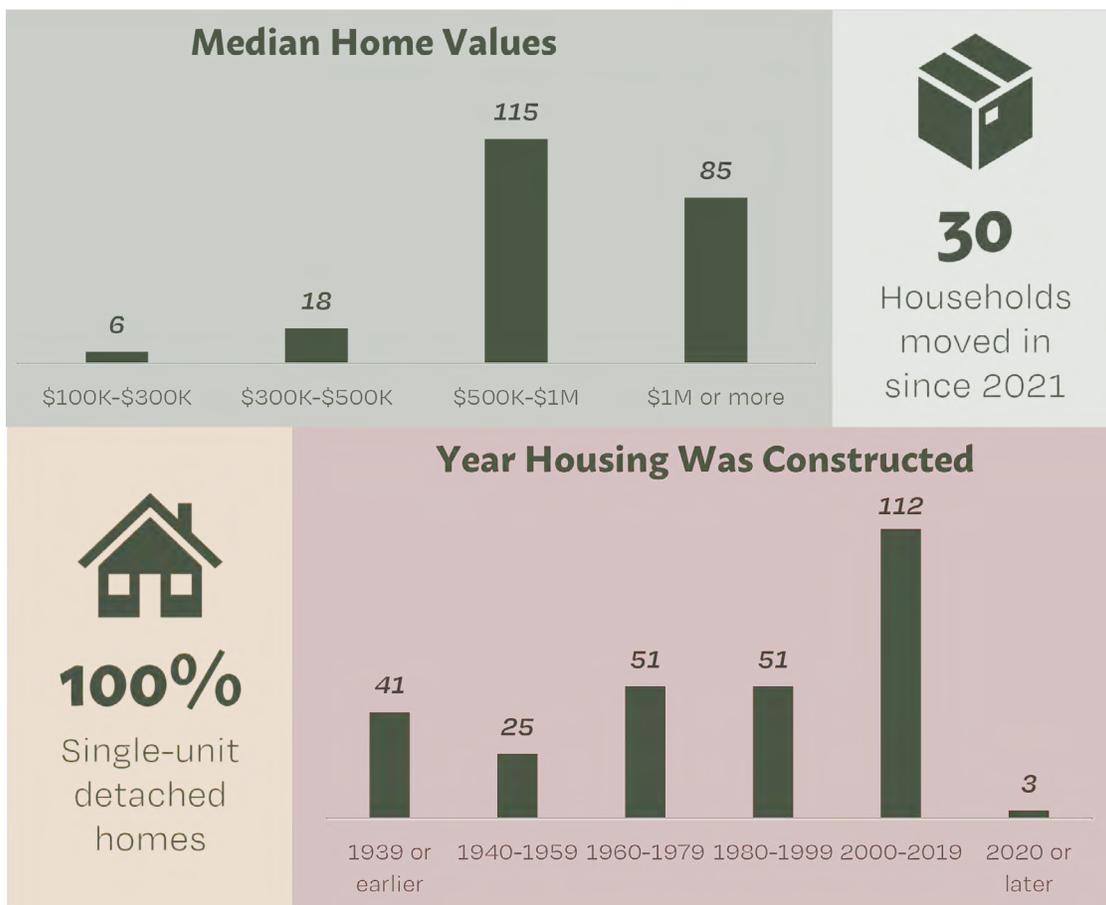
### Housing Stock

As a small, rural Village, Mettawa has very little housing stock diversity: all homes in the Village are single-unit, detached homes. Most homes in Mettawa were constructed between 2000 and 2019, which coincides with the period most households moved to Mettawa (2000-2017).

In 2023, the median home value in Mettawa was estimated at \$750,000, which is more than double Lake County's median home value of \$326,400.

Per the 2023 American Community Survey, 46 of the Village's total 256 housing units are vacant. This may simply reflect residents who own multiple homes and were not living in Mettawa at the time the Census count was conducted. Due to a very small sample size, it is also possible that this figure is inaccurate.

**Figure 2.10 Mettawa Housing at a Glance**



Source: 2023 American Community Survey 5-Year Estimates  
 Village of Mettawa Comprehensive Plan

## Market Conditions

### Business/Industry Mix

Mettawa is home to 40 businesses; the largest volume of businesses falling in the Professional Services (10), Retail (9), and Wholesale Trade (8) categories. A unique aspect of Mettawa’s commercial business offerings is that the Village contains a number of commercial stables, riding academies, and equestrian uses.

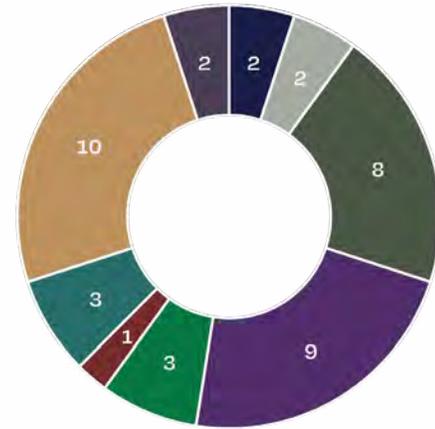
The Village’s policy is to provide support to existing businesses rather than seeking to attract new/additional outside of existing commercial zoning.

### Regional Business

Mettawa is located within a 10-minute drive of numerous commercial corridors and shopping centers, including:

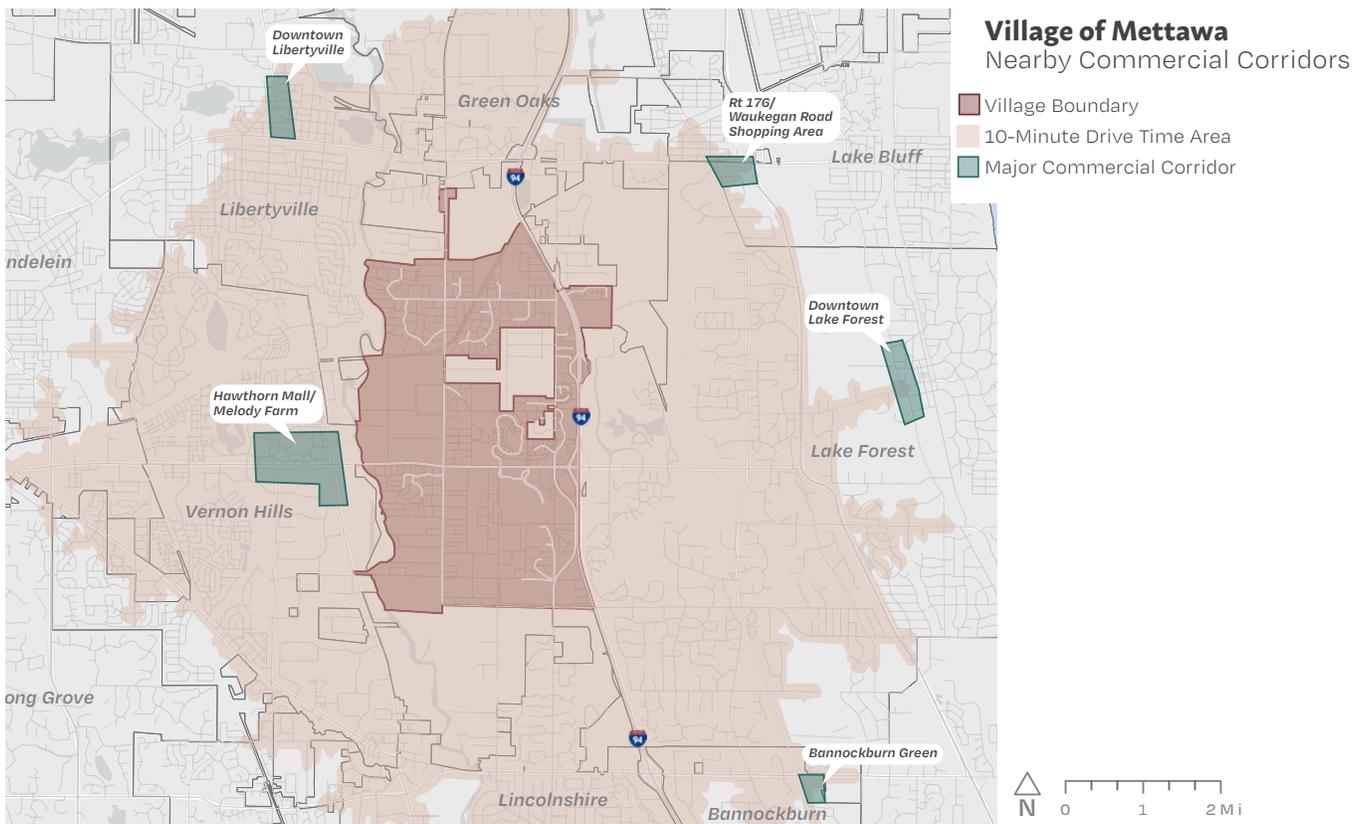
- Hawthorn Mall/Melody Farms
- Downtown Libertyville
- Downtown Lake Forest
- Route 176/Waukegan Road Shopping Area
- Bannockburn Green

Figure 2.11 Mettawa Business Mix, 2024



Source: Esri, 2024

Figure 2.12 Nearby Commercial Corridors

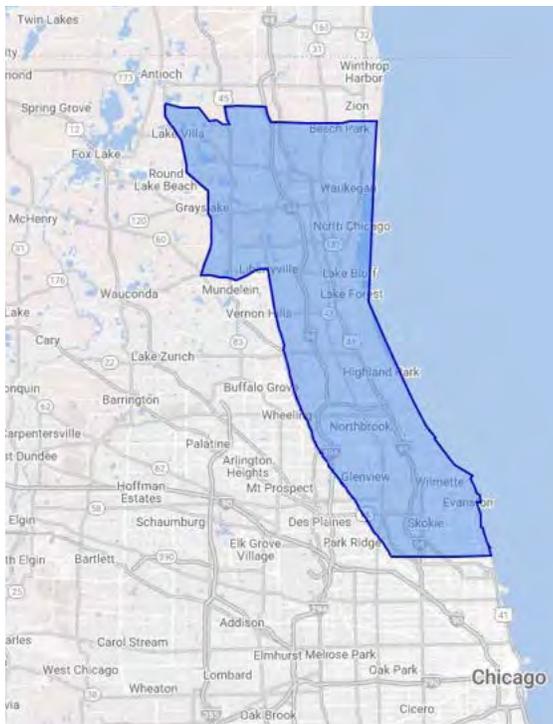


**Office Market**

Mettawa is part of the Chicago - North Office submarket as defined by Moody's Analytics and pictured in **Figure 2.13**.

Rents per square foot for office properties in this submarket are expected to finish 2025 at \$26.84, which is lower than the Chicago metro's average of \$33.02. The current office vacancy is relatively high, at 22.9%, and 112,000 square feet of office space has been removed from the submarket since 2015. Overall, the Chicago - North submarket, which contains Mettawa, is not seeing demand for new office products.

**Figure 2.13 North Office Submarket**



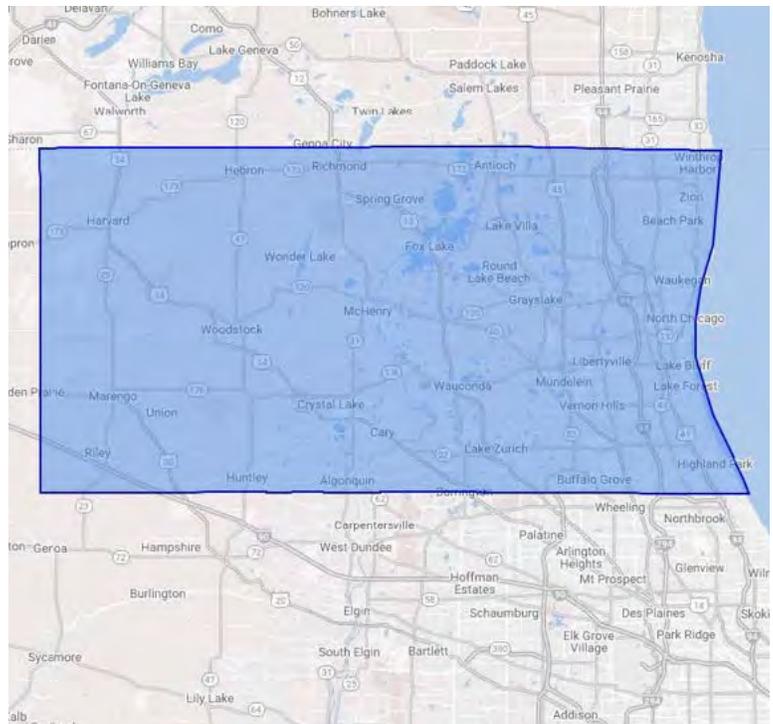
Source: Moody's Analytics, 2025

**Retail Market**

Mettawa is part of the Lake/McHenry Retail submarket as defined by Moody's Analytics and pictured in **Figure 2.14**.

Rents per square foot for retail properties in this submarket are expected to finish 2025 at \$22.32, which is higher than the Chicago metro's average of \$21.15. The current retail vacancy is stable at 12.7%, and market trends do not show any major increase in demand for retail in this submarket.

**Figure 2.14 Lake/McHenry Retail Submarket**



**Growth and Development**

Mettawa is a unique community when it comes to land use goals and patterns. In order to protect the relationship between the Village residents and their surrounding natural environment and preserve land available for passive recreation and open space, expansion of Mettawa's retail or office development is not currently desired. However, the Village should continue to foster its existing office and retail anchors, namely the W.W. Grainger Corporate Headquarters, Costco Wholesale, and the Hilton Garden Inn.

Rapid expansion of residential development is also discouraged in favor of the preservation of natural open space. However, infill development at already-platted, but currently undeveloped, sites within existing Village subdivisions is appropriate.

## Environmental Factors

### Geology Soils and Water Quality

Soils and water quality are major considerations in the planning of the Village. Large portions of land near the Des Plaines River are composed of silty clay loam with high water tables, and many of these areas are subject to periodic flooding. The river width along the western border of the Village varies from 150 to 200 feet and is bounded by silty banks 5 to 10 feet high. Water flow depth in the river fluctuates between 5 and 10 feet.

Most of the properties in the Village are served by private well and septic systems. Therefore, development in the Village often requires special site sensitivity to prevent surface and groundwater contamination. In addition, intermittent streams, marshes and wet low areas must be protected, as they provide recharge for groundwater or feed eventually into surface streams, lakes or ponds. The difficulty in developing areas of wetlands in the Village is mentioned in the report "Planning Analysis for the Lake Forest, Mettawa, Lincolnshire Study Area" by the LML Joint Planning Committee (1993).

Most of the Village's soil types are not well suited for septic fields; however, low-density developments with large septic fields have worked satisfactorily. Detailed maps of the soils in the Village are available from the United States Department of Agriculture, Soil Conservation Service.

### Flora and Fauna

Land of exceptional environmental quality can be found in and surrounding the Village. The Illinois Natural Areas Inventory has found the MacArthur Woods Forest Preserve, an Illinois Nature Preserve, to contain rare plants such as the rattlesnake plantain, hoary willow and the endangered purple-fringed orchid. Bobcats, coyotes, and red fox have been sighted; and red-shouldered and broad-winged hawks, screech and great horned owls have used the area for nesting. The wetlands located west of Riverwoods Road, 1/4 mile north of Everett Road, may contain nesting sites for Virginia rails and American bitterns. A privately commissioned wildlife survey in Mettawa during a three-day period in 1989 found thirty-nine species of birds and eight species of mammals. Part of the Middlefork Forest Preserve, east of Interstate 94, is in the Village and is also an Illinois Nature Preserve.

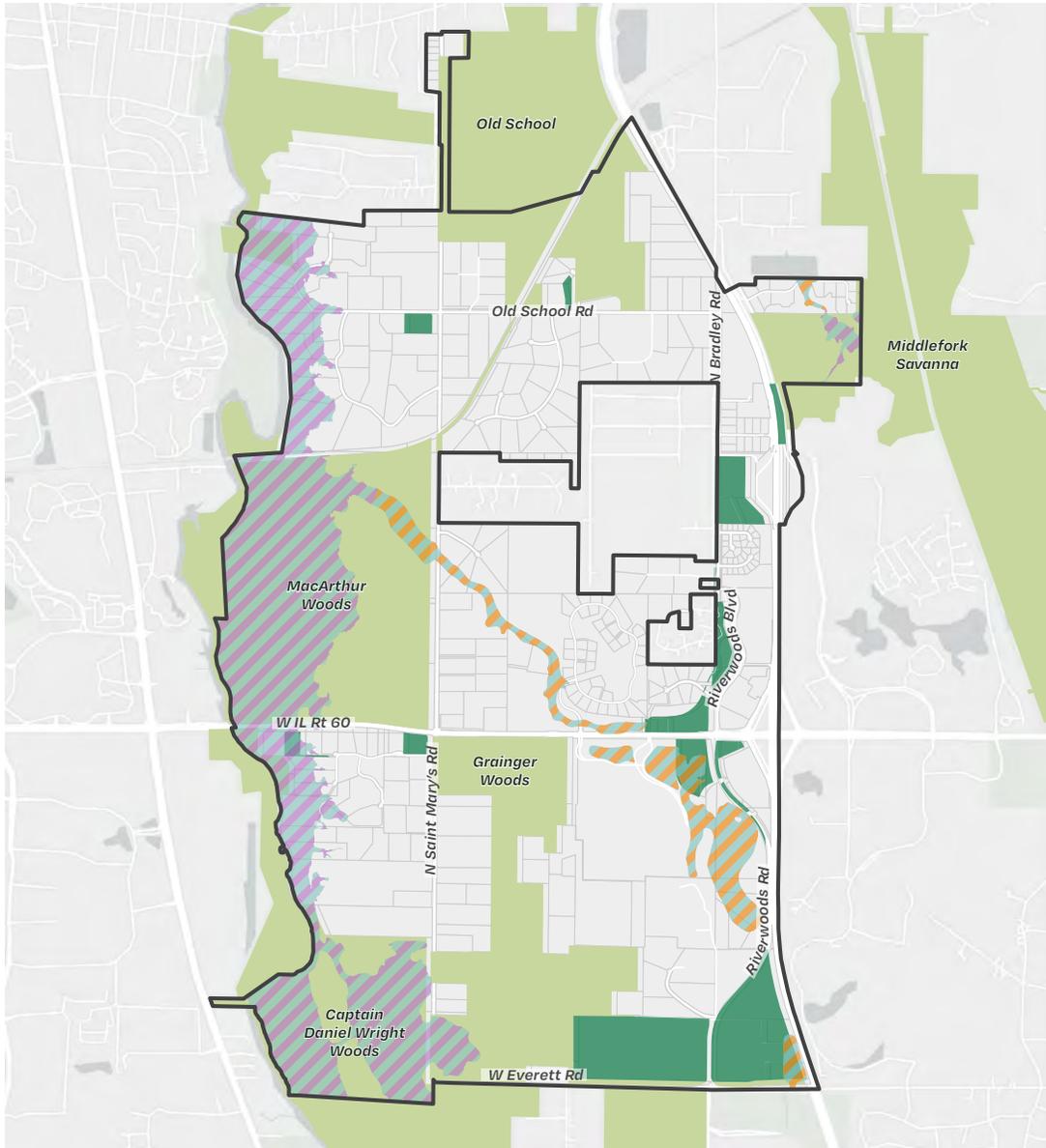


### Flood Zone & Stormwater Management

Defined by FEMA, Flood Zones A and AE are high-risk areas subject to inundation by the 1% annual chance of flood, also known as the 100-year flood. Flood Zone AE is more precisely mapped than Flood Zone A, with Base Flood Elevations (BFEs) provided by FEMA's Flood Insurance Study.

In Mettawa, Flood Zone AE spans the Village's western boundary along the Des Plaines River, and small sections in the central area of the Village are designated Flood Zone A. However, both flood zones primarily cover areas that are open space or forest preserves. The Village is continuously working to address stormwater issues before and when they occur.

**Figure 2.15 Mettawa Flood Zone**



#### Village of Mettawa Flood Hazard Areas

- Mettawa Boundary
- Forest Preserves
- Flood Zone AE
- Village-Owned Open Space
- Flood Zone A



## Community Facilities

### Private Water Supply and Septic Systems

An estimated 55% of Village residents obtain potable water from their own water wells. These private wells range in depth from shallow to over 1,000 feet.

The water varies considerably in quantity and quality. Reliance on well water places great importance on the management of wetlands, stormwater runoff, and pollutants, in order to preserve water quality and insure adequate groundwater recharge.

Approximately 90% of Village residents provide their own on-site wastewater disposal and treatment systems. Although the soil is generally a silty clay with slow percolation, septic systems with large areas for wastewater dispersion have worked satisfactorily.

### Public Water and Sanitary Systems

About 45% of Village residents receive potable water service from Lake County, member of the Central Lake County Joint Action Water Agency (CLCJAWA), which also supplies water to many nearby communities. **Figure 2.16** displays the CLCJAWA boundary. The corporate limits of the Village lie within Vernon Township and Libertyville Township whose common border is Townline Road, better known as Illinois State Route 60 (herein "Route 60"). Of those Village residences lying in Vernon Township on the date of this Comprehensive Plan, potable water is supplied by private wells, except for 3 homes.

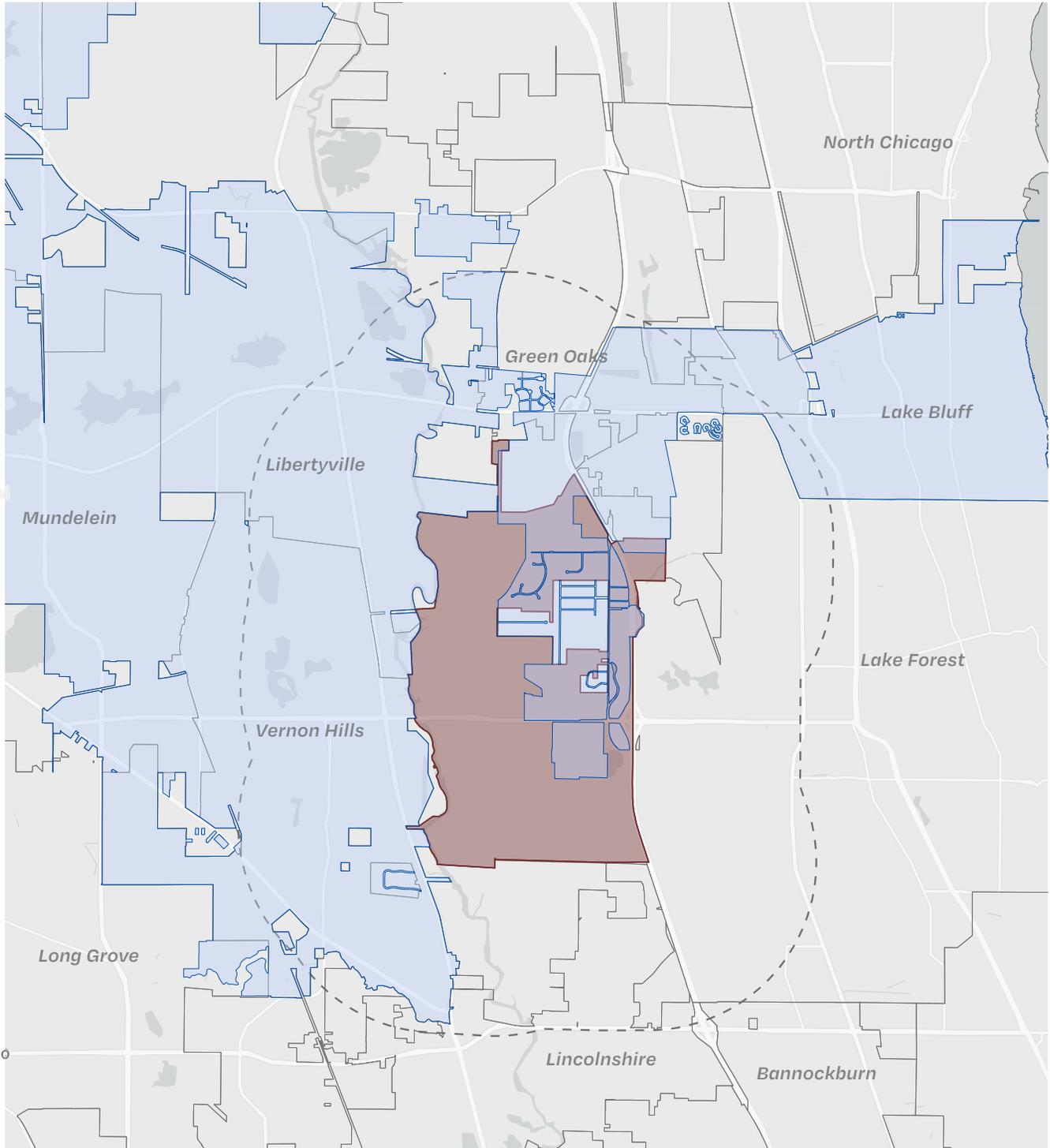
Approximately 50% of Village residences located in Libertyville Township are supplied potable water by Lake County, while the rest rely on private wells. In 2009 the Village petitioned the County to annex the Village into Lake County's Joint Action Water Agency (JAWA), which was granted later. JAWA granted connection to the Lake Michigan water system to any resident through January 1, 2018.

In Libertyville Township, approximately 6.5% of Village homes receive sanitary sewer service from Lake County. In Vernon Township, public sanitary sewers are virtually unavailable and Village residences located therein are serviced by private septic systems. Sanitary sewer service for seventy-nine (79) single-family homes located west of Interstate 94 and 41 homes north of Rt. 60 in the Deerpath Farms development has been provided by Lake County from its New Century Treatment Plant in Vernon Hills. An exhibit showing the current boundaries of the Lake County Public Works South Central FPA has been included in the Appendix of this document.

The North Shore Sanitary District (herein "NSSD") provides sanitary sewer service to the properties on Boulton Boulevard located in the Oasis Business Park east of the Interstate 94. Organized in 1914 under the North Shore Sanitary District Act of 1911, the NSSD is a municipal corporation that owns and operates more than 100 miles of intercepting sanitary sewer lines and pumping stations which collect and convey wastewater from local sewer systems to sewer treatment plants in Gurnee, Waukegan, and Highland Park, Illinois.



**Figure 2.16 CLCJAWA Boundary**



**Village of Mettawa**

Central Lake County Joint Action Water Agency (CLCJAWA)

-  Village Boundary
-  Regional Planning Area
-  CLCJAWA Boundary



**Figure 2.17 County Water and Sewer Service**

<b>Mettawa Subdivisions/Streets</b>	<b>Water</b>	<b>Sewer</b>
Bradley Road	X	
Deerpath Farm Subdivision	X	X
Everett Road		
Hamilton Estates Subdivision	X	X
Indian Ridge Road	X	
Lake Forest Meadows Subdivision (Meadowoods)	X	
Little Melody Lane (3 Residents)	X	
Little Saint Mary's Road (St. Mary's to 15141 LSMR)	X	
Little Saint Mary's Road (15240 to West)		
Maureen Lane		
Mettawa Lane	X	
Mettawa Woods Subdivision	X	X
Nektosha Way		
Oak Hill Lane	X	
Oasis Business Park	X	X
Old School Road East (St. Mary's to Bradley)	X	
Old School Road West (St. Mary's to 15101 OSR)	X	
Old School West (15290 to West)		
Riteway Road	X	
Riverside Preserve Subdivision		X
Riverwoods Boulevard	X	X
Riverwoods Road (Costco)	X	X
Riverwoods Road		
Saint Mary's Road North (Rt 60 to Limits)		
Saint Mary's Road South (Rt 60 to Everett)		
Sanctuary Estates Subdivision	X	
Shagbark Road		
The Crest Subdivision	X	
The Enclave Subdivision	X	X
Twin Drive	X	

**Police and Fire Services**

The Village does not operate a police or fire department. Police protection is provided through the Lake County Sheriff's Department, which responds to emergencies and 911 calls. The Village contracts with the Village of Lincolnshire for traffic enforcement.

The Village has a contract with a private company (Howe Security) to provide supplemental patrol (trained observer for non-emergencies, first to a scene, assist with traffic or community service issues).

This service augments police services provided by the Lake County Sheriff's office with which the security team coordinates calls and events.

Fire protection is provided by the Libertyville and Lincolnshire Riverwoods Fire Protection Districts. The Village works actively with each of these critical service providers in the areas of strategic and tactical preparedness in an effort to assure the greatest possible protection of life safety in the Village.

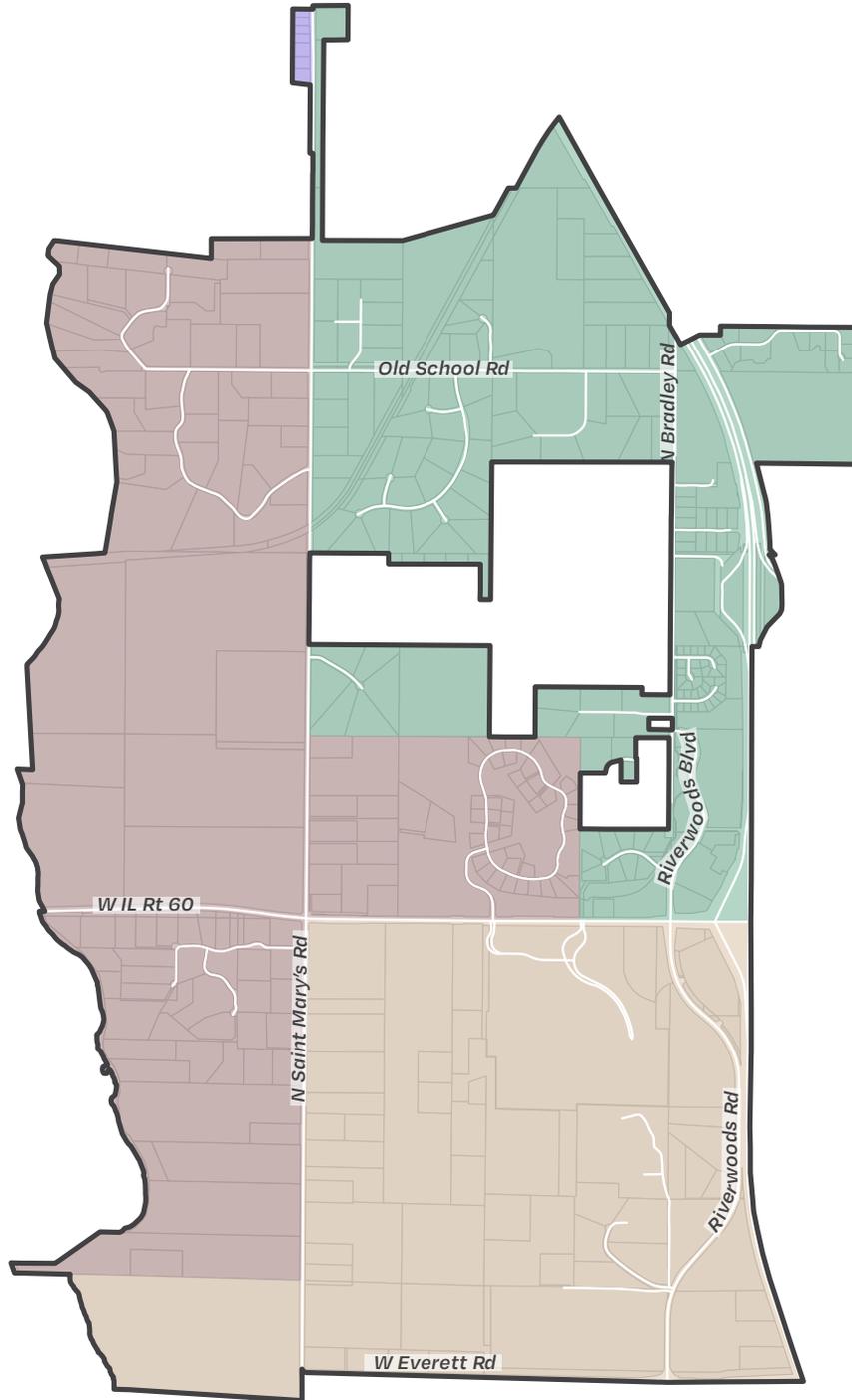


### School Districts

The Village is served by four (4) elementary and two (2) high school districts. Hawthorn Community Consolidated Elementary District #73 generally services all areas west of St. Mary's Road, except the area north of the Old School Forest Preserve, which is served by Libertyville School District #70. Hawthorn District #73 also serves some properties east of St. Mary's Road near Route 60. Roundout Elementary School District #72 serves the area east of St. Mary's Road and north of Route 60 (except for the area served by Hawthorn District #73). Lincolnshire-Prairie Elementary District #103 serves the area south of Route 60 and East of St. Mary's Road.

The high school districts are Adlai E. Stevenson High School District #125 and Libertyville Community High School District #128. Stevenson serves the part of the Village south of Route 60 and east of St. Mary's Road. Libertyville serves the rest of the Village. Exhibits identifying the Elementary and High School District boundaries are included on the next two pages, in **Figure 2.18** and **Figure 2.19**.

**Figure 2.18 Elementary School District Boundaries**

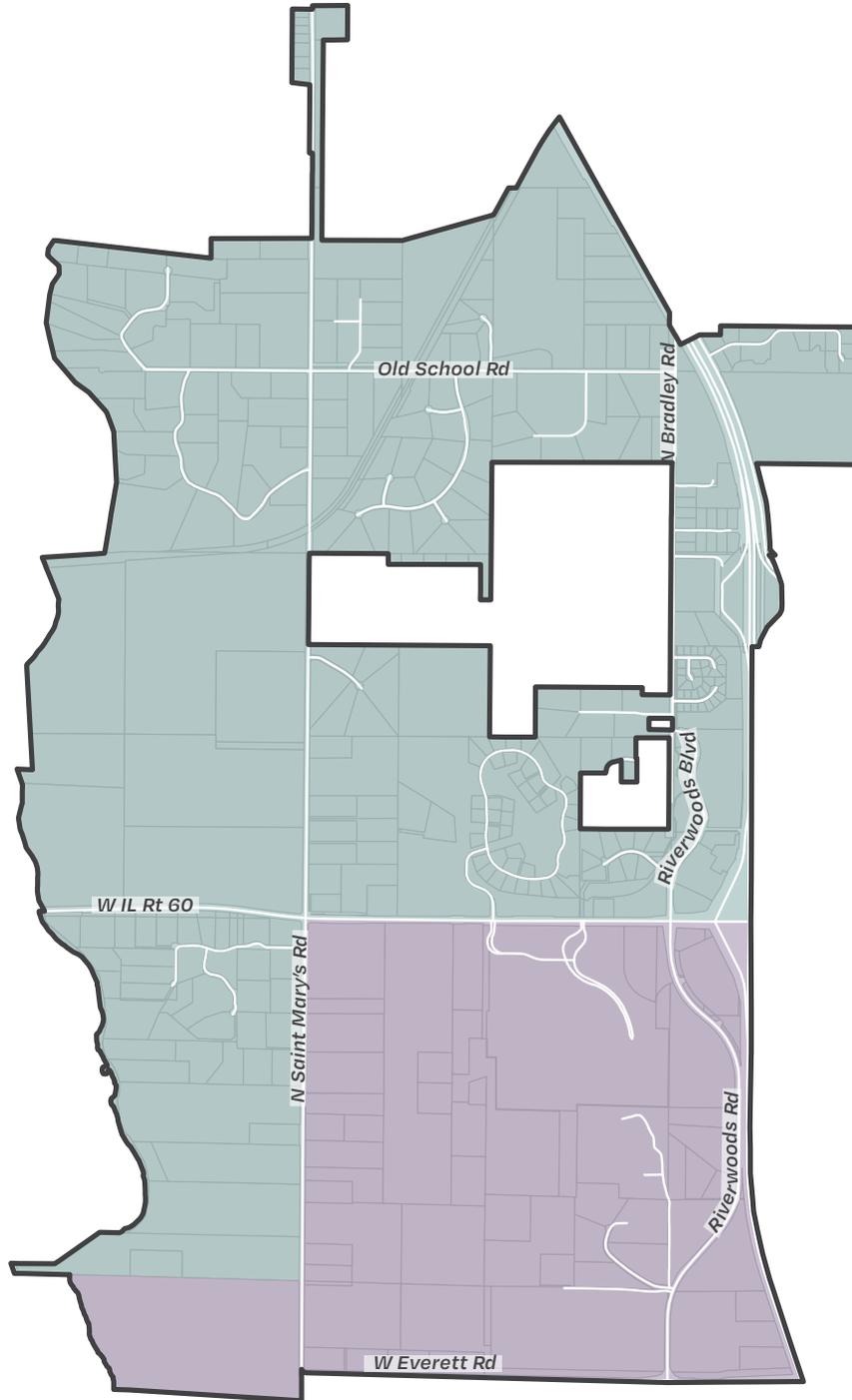


**Village of Mettawa**  
Elementary School Districts

- Hawthorn Community Consolidated School District #73
- Lincolnshire-Prairie View School District #103
- Rondout School District #72
- Libertyville School District #70



**Figure 2.19 High School District Boundaries**



**Village of Mettawa**  
High School Districts

- Libertyville Community High School District #128
- Adlai E. Stevenson District #125



## Transportation

### Transportation Trends

Per the American Community Survey, most Mettawa residents who commute to work (whether in or outside of the Village) do so by driving (either alone or carpooling). Almost 22% of residents work from home, compared with 17% of Lake County residents.

The Metra commuter rail service that operates from both of the Lake Forest train stations to downtown Chicago are assets to Mettawa residents, making it practical to work in or visit the urban core, while living in the countryside, rural setting.

### Village Roadways

With the exception of I-94 and Route 60, most roads in the Village are paved and have two traffic lanes.

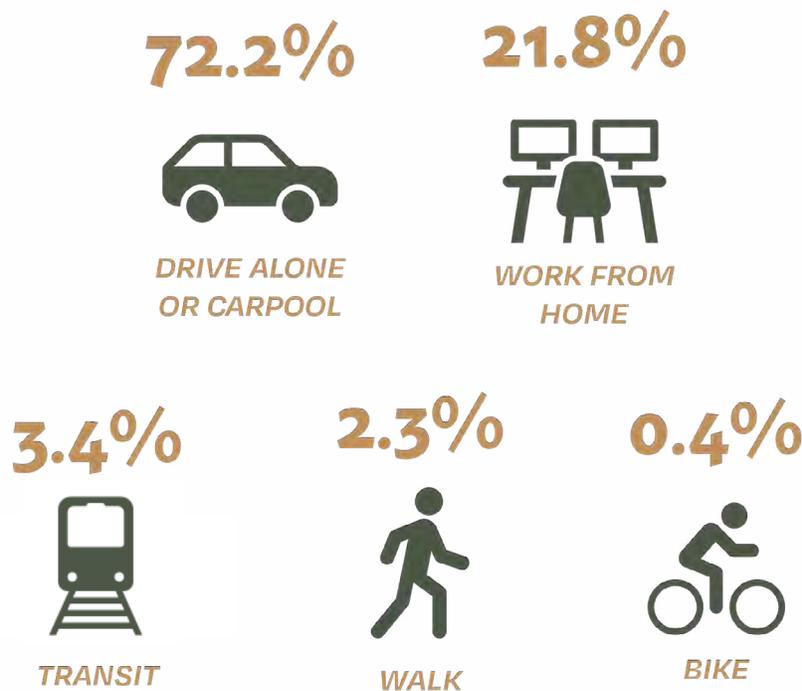
The Village is primarily served by local roads with municipal jurisdiction, but retains key thoroughfares operated by IDOT (Route 60), LCDOT (Riverwoods and Saint Mary's Roads), and has close proximity to I-94. A detailed map of roadway jurisdiction is included in **Figure 2.21**.

In keeping with current demand and Mettawa's scenic character, the 2016 Comprehensive Plan calls for retaining existing roadway widths, with the exception of a potential widening of Route 60 to improve access within and beyond the Village.

Where streets abut a subdivision, it is Village policy that land must be dedicated to provide one-half the required right-of-way width as measured from centerline of such street. The minimum width of street rights-of-way is as follows:

1. Arterial/Strategic Regional: 80 Feet
2. Collector: 66 Feet
3. Local and Private Streets: 50 Feet

**Figure 2.20 Primary Mode of Commute, 2023**



Source: American Community Survey Five-Year Estimates, 2018-2023

Universe: Mettawa employed population over 16



**Vehicle Traffic**

Annual average daily traffic (AADT) along major road segments in Mettawa has stayed relatively stable since 2014, with some reduction in traffic along Route 60.

The Village's collector and arterial roadways see an annual average daily traffic count under 20,000 vehicles per day.

Route 60 and I-94 both see counts over 20,000, with I-94 reaching an AADT of over 100,000 in 2022.

The table below (**Figure 2.22**) reflects the most recent available Average Daily Traffic Counts as reported by IDOT for various road segments throughout the Village (the Village should incorporate new counts as they become available).

A map of traffic counts is included on the following page, **Figure 2.23**.

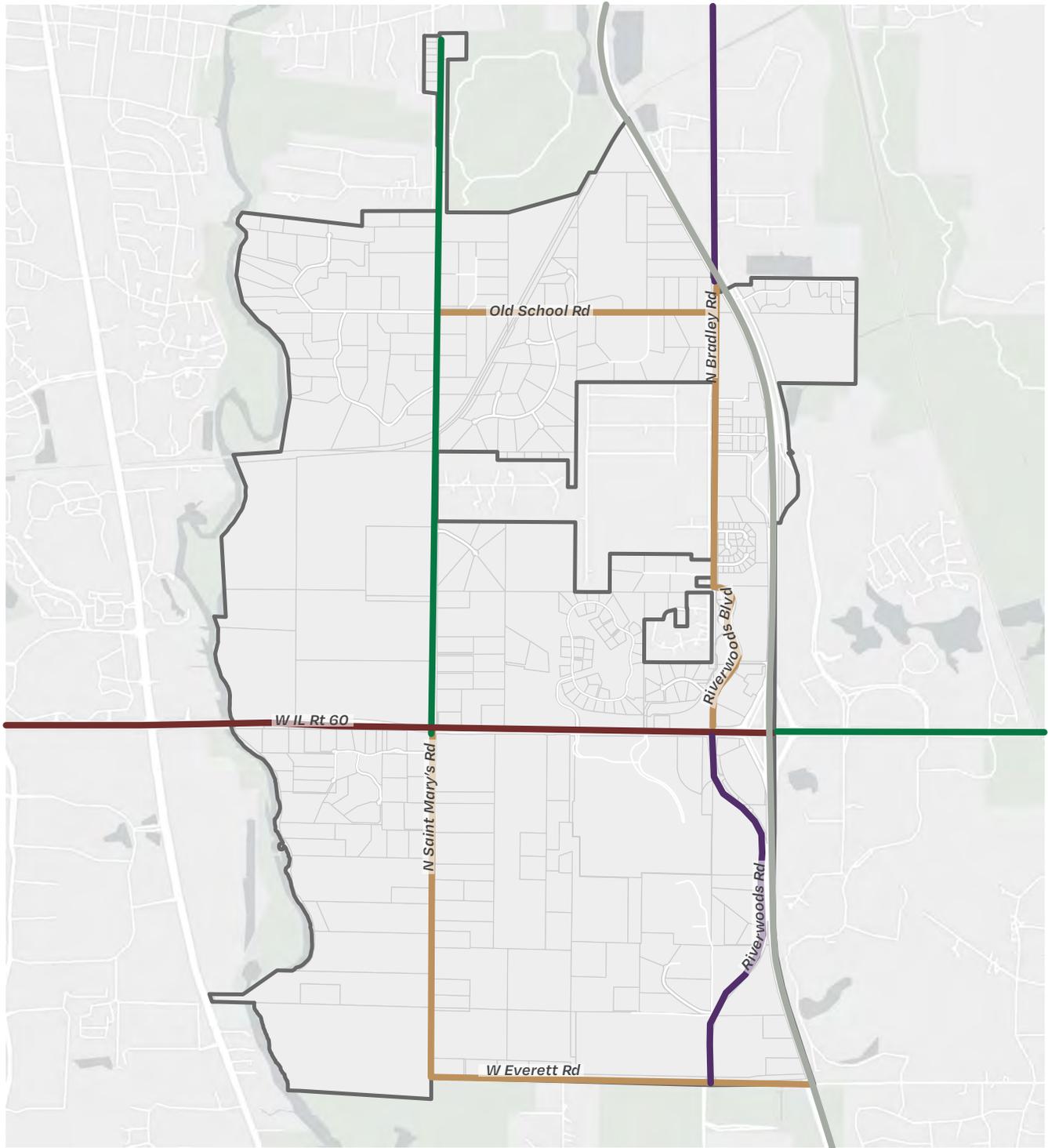
**Figure 2.22 Annual Average Daily Traffic, 2014 & 2022**

Road Segment	2014 Estimate	2022 Estimate
Bradley Rd (between Rt 60 and I-94 Bradley Rd Bridge)	4,050	3,100
Bradley Road (between I-94 Bradley Rd Bridge and IL Hwy 176)	6,000	5,450
St. Mary's Rd (between IL Hwy 60 and Everett Rd)	4,950	3,850
St. Mary's Rd (between IL Hwy 60 and IL Hwy 176)	9,800	11,900
St. Mary's Rd (between IL Hwy 176 and Atkinson Rd)	16,100	17,900
Rt 60 (between Rt 21 St. Mary's Rd)	39,300	32,700
Rt 60 (between St. Mary's Rd and Bradley Rd)	36,400	29,700
Everett Rd (between I-94 and St. Mary's Rd)	5,100	3,750
Old School Rd (between St. Mary's Rd and Bradley Rd)	1,500	1,350

Source: Illinois Department of Transportation, 2022



**Figure 2.23 Map of Annual Average Daily Traffic**



**Village of Mettawa**  
Annual Average Daily Traffic (AADT)

- Fewer than 5,000 vehicles
- 5,001-10,000 vehicles
- 10,001-20,000 vehicles
- 20,001-40,000 vehicles
- More than 40,001 vehicles



### Village-led Traffic Counts

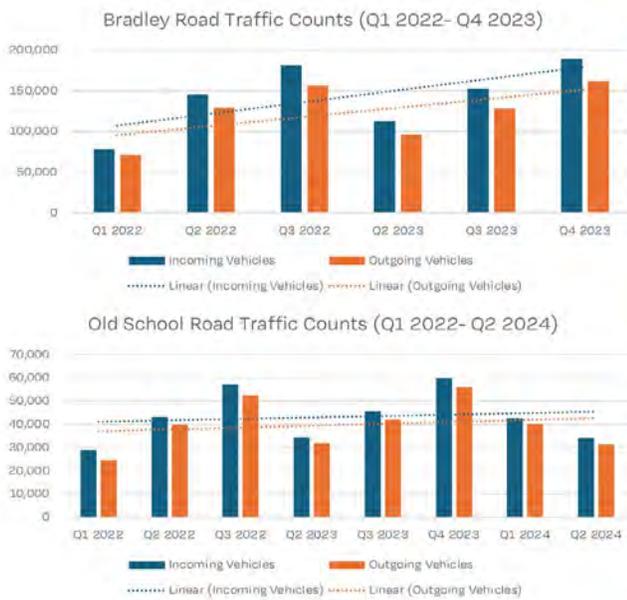
The Village collected traffic count data from 2022 and 2023 along Bradley Road & Old School Road. The data shows a substantial increase in the number of incoming and outgoing vehicles on Bradley Road, while traffic on Old School Road over a similar period has remained relatively stable.

### Traffic Calming Measures

The Village installed solar-powered traffic calming signage to alert drivers of their speeds at Old School Road and Bradley Road.

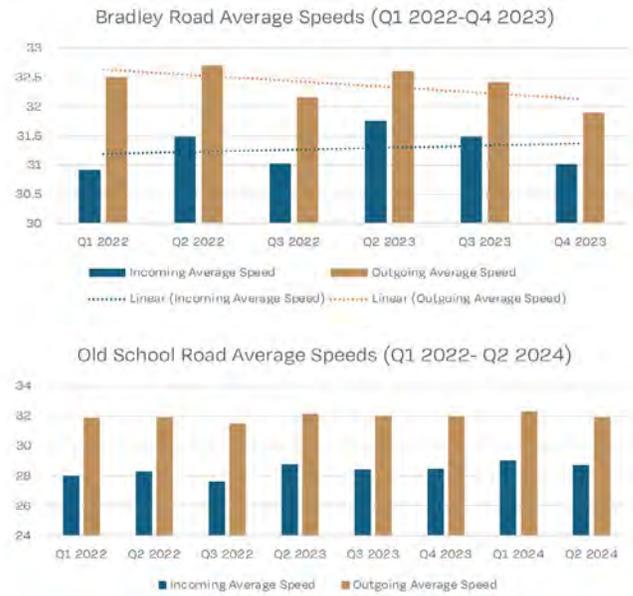
Data collected from Q2 2023 – Q4 2023 show a slight decrease in average vehicle speeds on Bradley Road.

**Figure 2.24 Traffic Counts**



Source: Village of Mettawa

**Figure 2.25 Average Speeds**



Source: Village of Mettawa



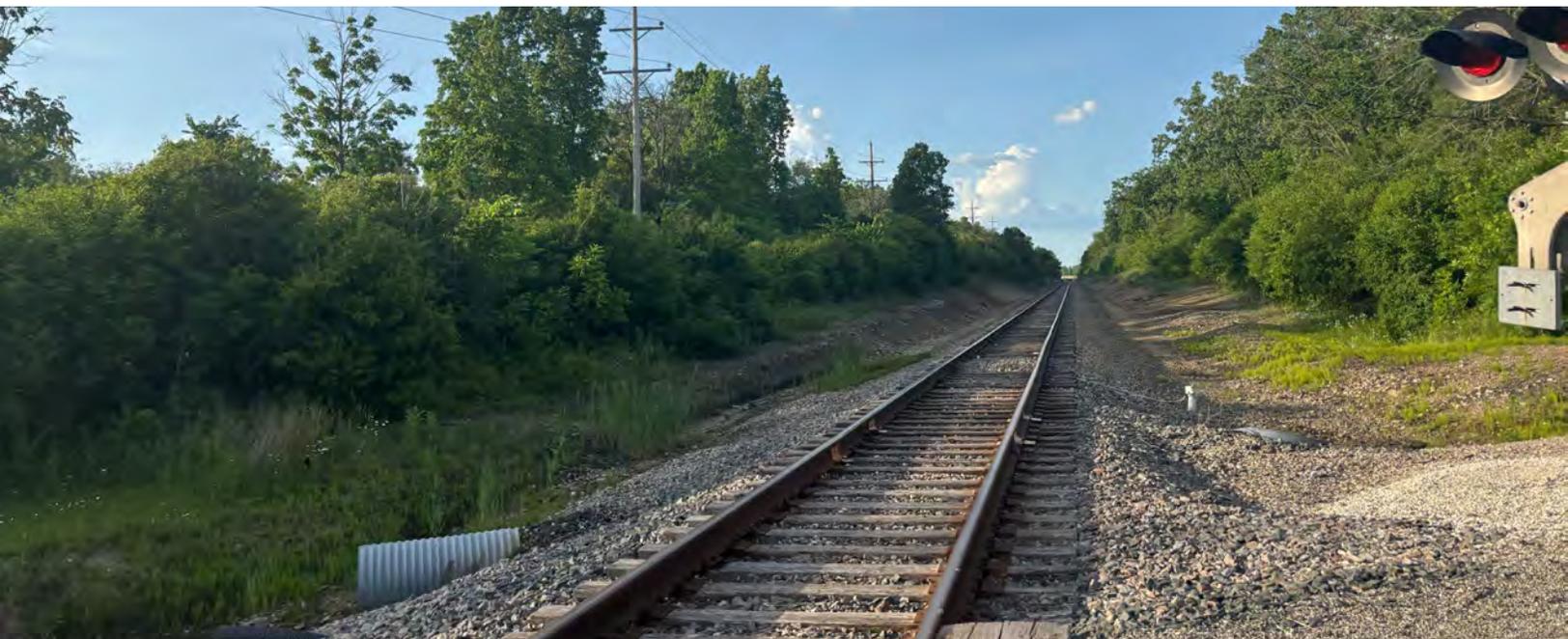
# 3 Future Land Use Plan

The future land use map is a visual depiction of the vision and goals set forth in this comprehensive plan. In Mettawa, a small community that seeks to preserve its rural residential character and restore open spaces to their natural state, the future land use map is largely a reflection of the current land use composition. The only changes are reflected in areas that are zoned for single-family residential but not yet developed, or in areas where new open space might replace an outdated use.

## Current Land Use

The Village is characterized primarily by large residential lots and environmentally sensitive/protected areas on private property and in Village-owned or Lake County Forest Preserve land. The Village continues to foster large lot zoning in order to preserve its rural residential quality of life and to protect natural resources.

The exceptions to this land use pattern are the nonresidential developments east of I-94 and Between the I-94 and Riverwoods Boulevard and Riverwoods Road adjacent to IL Route 60. In these areas, the Village has provided for hotel/office-research/business park zoning.



## Environmental Corridors

Environmental corridors are a method of protecting linear geographic areas which have significant amounts of interdependent natural features. These features include floodplains, soils, water recharge areas, topography, vegetation and wildlife. These areas of natural resources must be protected from development impacts.

Mettawa has two environmental corridors. The first area, the Des Plaines River Corridor, includes the floodplains of the Des Plaines River along the western edge of the Village. The second area, the MacArthur Woods/Shagbark Road area corridor, lies along a floodplain, which crosses the Village diagonally, from the area where Riverwoods Road is adjacent to I-94 south of Route 60 to the intersection of the Elgin-Joliet-Eastern Railroad and the Des Plaines River (in MacArthur Woods).

### Des Plaines River Corridor

The Des Plaines River Corridor is one of the major environmental features in the Village. The river extends along the length of the Village and beyond. The Corridor includes five (5) forest preserves (Old School, MacArthur Woods, Captain Daniel Wright Woods, Grainger Woods Conservation Preserve and the Stevenson Preserve) as well as the woodlands and marshes connecting these preserves. Two known water recharge areas are located in this corridor. They are both located near the Adlai Stevenson Home Preserve, north of the intersection of Everett and St. Mary's Roads. This preserve harbors a rare stand of northern flatwoods, ecologically valuable wetlands, and several state-listed threatened and endangered species. Two natural communities found on the site include a wet-mesic prairie and a high quality sedge meadow that contain more than 165 native plant species. Healthy, native plants are now thriving in pastures where horses once grazed.

Problems which could arise from any significant development within the Des Plaines River Corridor, other than planned trails, include added storm water runoff, soil erosion, contamination of water recharge areas, sedimentation coming from exposed soils during construction processes, and disturbance of wildlife habitats due to encroachment.

With the exception of encouraging trail construction, development of floodplains and water recharge areas, the modification of river and stream channels and allowance of stormwater runoff into the river during construction must be prohibited. Riverbank stabilization, preservation of scenic spaces, and protection of the wildlife habitats should be encouraged.

### MacArthur Woods / Everett Road Corridor

This Corridor originates at I-94 where Riverwoods Road is adjacent to I-94 just north of Everett Road. The Corridor crossing Riverwoods Road goes across a lake and continues northwest across the W. W. Grainger Office Campus to Route 60. It then crosses the Deerpath Farm property going northwest across St. Mary's Road through MacArthur Woods to the EJ&E Railroad where the railroad right of way crosses the Des Plaines River.

Problems arising from development along this corridor would include added storm water runoff, soil erosion, and sedimentation from exposed soils during construction, and diminishing woodlands. Measures have been taken to alleviate potential problems with development of the floodplain in order to preserve scenic spaces, protect wildlife habitats, and to protect wetlands and other environmentally sensitive land.

## Scenic Corridors

Mettawa's scenic corridors provide a landscaping buffer and transition between roadway traffic and adjoining properties along:

- St. Mary's Road
- Illinois Route 60
- Everett Road
- Riverwoods Road & Riverwoods Blvd
- Bradley Road
- Old School Road between Bradley Road and St. Mary's Road

These corridors provide for the continual protection and preservation of native trees, shrubs, and herbaceous plants. The corridors establish a building setback of seventy-five feet from the rights-of-way. Unless approved by the Village Board, development within a corridor should be prevented, except for driveways and utilities.

## Future Land Use

The Village of Mettawa seeks to preserve its rural residential characteristics, protected open space, and abundant natural areas. While existing commercial/office and hotel uses are intended to remain—and, if necessary, expand—there is not a desire to see new commercial uses. This comprehensive plan and the future land use map depict the aspirations of the Mettawa community and its vision for a future that preserves current neighborhoods and the natural environment.

### Future Land Use Categories

- **Single-Family Residential:** This includes all residential homes and neighborhoods, including both R-1 and R-2 zoning districts. Parcels that are part of residential subdivisions but not yet constructed are included in this category as well.
- **Commercial/Office:** The Village’s commercial and office uses include those located along I-94 (e.g. Abbvie, Brunswick Corporation, Costco, Impact) as well as the W.W. Grainger Corporate Headquarters just west of Riverwoods Road and south of Route 60.
- **Civic/Institutional:** This category includes properties dedicated to public services on non-profit entities such as government buildings, schools, libraries, and places of worship. Currently in Mettawa the properties that fall under this classification include the St. Basil Serbian Orthodox Church and the Adlai E. Stevenson Historic Home.
- **Open Space:** All open spaces in Mettawa are classified as open space, including Village-owned (e.g. MacLean Preserve at Oasis Park, Mettawa Savanna) and County-owned (e.g. MacArthur Woods, Grainger Woods) land.
- **Hotel:** The Village’s two hotels—the Residence Inn and the Hilton Garden Inn—are classified separately from other commercial/office uses. The Village currently uses conference room space at the Hilton Garden Inn for public meetings.



*Single-family home*



*Office building*

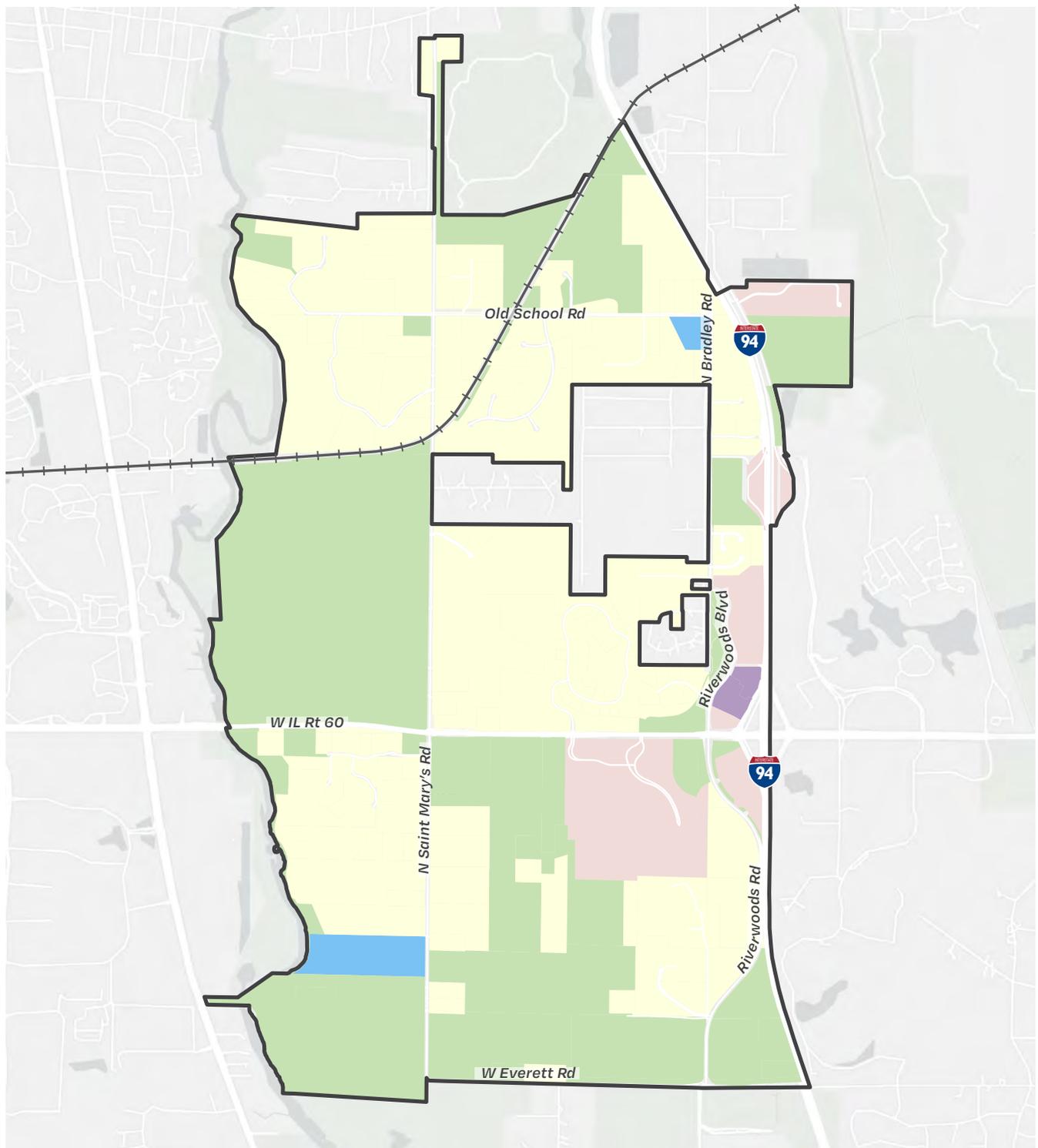


*Open space*



*Hotel*

**Figure 3.1 Future Land Use Map**



**Village of Mettawa**  
Future Land Use

- Single-Family Residential
- Open Space
- Commercial / Office
- Hotel
- Civic / Institutional





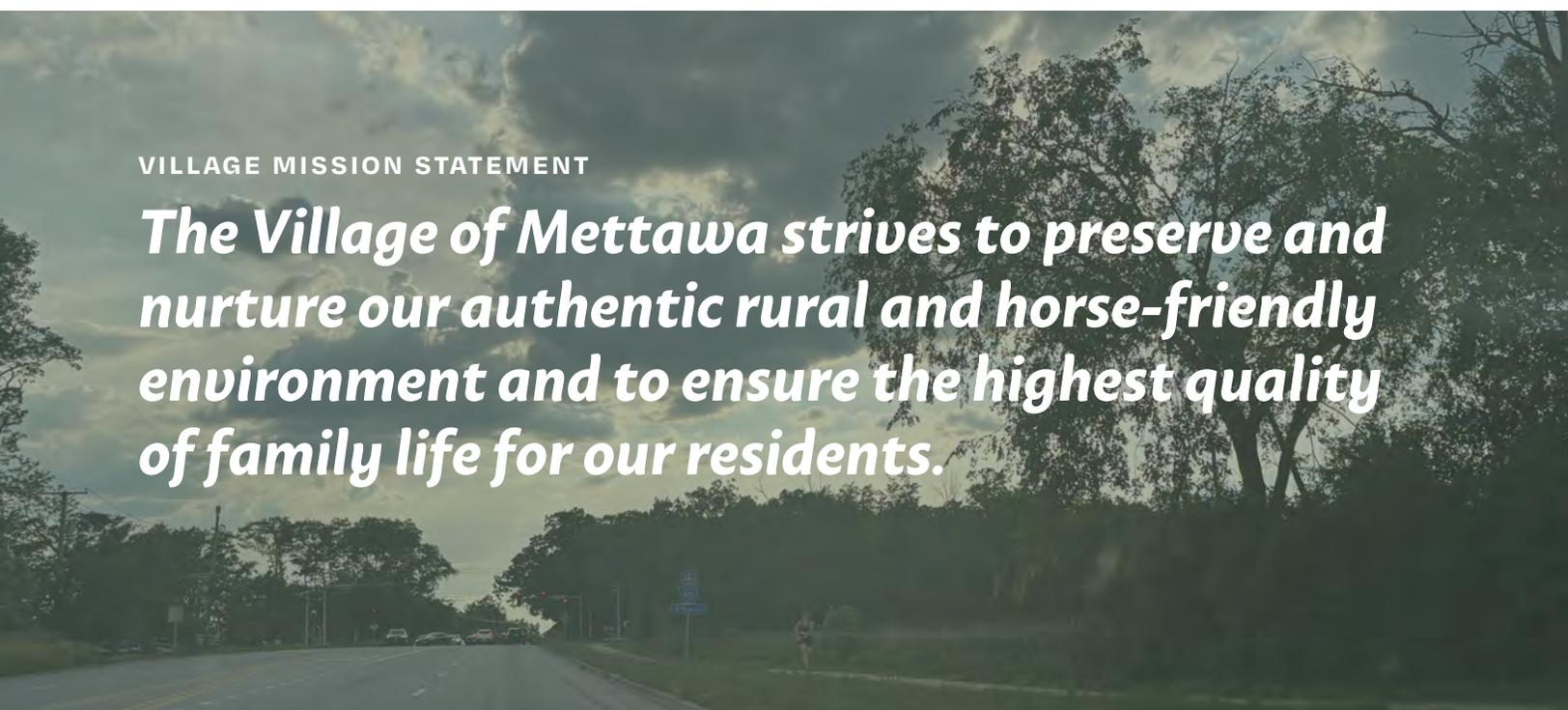
# 4 Goals & Objectives

A community's vision for the future is best described through goals and objectives in support of these goals. Goals and objectives statements establish the policy framework which underpins the Village's land use decisions. A Comprehensive Plan is a declaration of intent. It is advisory and does not in and of itself constitute a regulation. Adopted by the Village Board, the plan's goals and objectives become Village policy and a decision-making tool.

Based on the 2016 Village Comprehensive Plan, the following statements of goals and objectives are updated to incorporate new information, ideas, and direction obtained from Village Staff, elected and appointed officials, and community stakeholders.

- **Goals:** Goal statements are the stated ends that form the vision; they are statements regarding general aspirations of the Village.
- **Objectives:** Objective statements describe a more specific future condition to be attained; they outline a specific target established to achieve a goal.

Under each subject heading is a goal statement. The goal statement is followed by a list of objectives to achieve that goal.



## VILLAGE MISSION STATEMENT

*The Village of Mettawa strives to preserve and nurture our authentic rural and horse-friendly environment and to ensure the highest quality of family life for our residents.*

## Sense of Place & Community

### Goal: A residential environment with a strong sense of community.

Objectives:

1. Increase use of the Village website and other communication channels to regularly share information and resources with residents (e.g. environmental sustainability recommendations for properties).
  2. Continue to ensure public trust and encourage collaboration, participation and engagement with the community.
  3. Encourage residents to become active in Village matters.
  4. Communicate Mettawa's unique rural residential qualities and how it is distinct from other communities.
  5. Plan additional Village events that bring the community together and continue the annual Village picnic event.
- 

## Land Use

### Goal: Land use policies that protect and preserve a rural residential character.

Objectives:

6. Use appropriate zoning tools to ensure consistency with Mettawa's land use intensity and open space objectives, preserve natural areas, and allow for creative site planning.
7. Continue to acquire, designate, and preserve additional open spaces in the Village.
8. Continue to enforce the zoning code's minimum lot area for residential districts of five builder's acres (200,000 SF) to keep the open and rural nature of the community.
9. Continue code standard that requires burial of utility lines as part of any new development.



## Open Space & Environment

### Goal 1: Abundant open space in and around the Village.

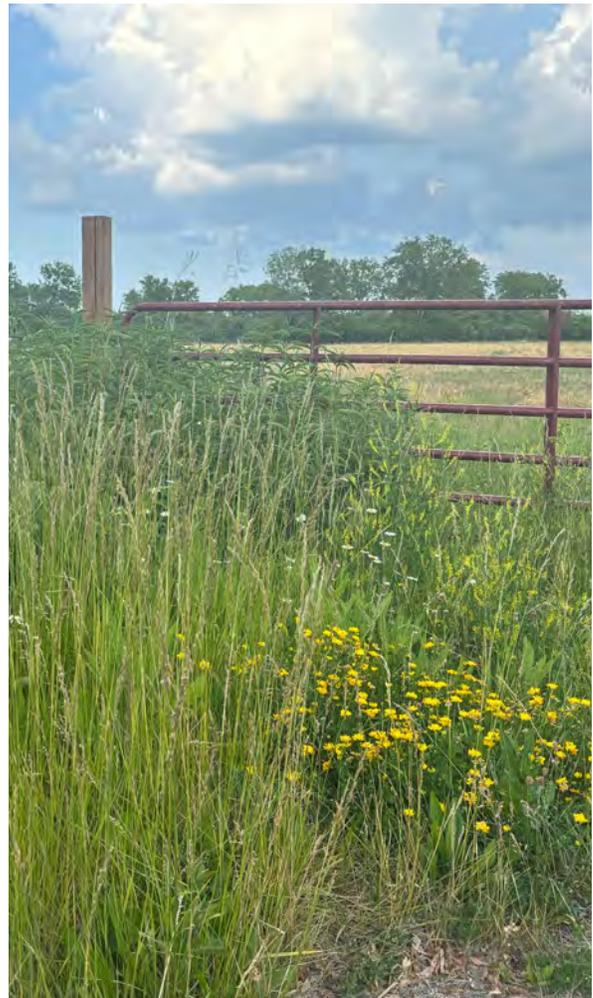
Objectives:

1. Adhere to the Future Land Use Map and continue to discourage all development in open spaces.
2. Collaborate with the Lake Forest Open Lands Association, Lake County Forest Preserve District (LCFPD), and similar organizations to pursue the establishment, protection, enhancement, and the best possible management of all open space resources.
3. Continue efforts to remove invasive plants and species (such as buckthorn) across the Village.
4. Partner with the Lake County Forest Preserve District on trail maintenance and open space restoration efforts to share resources and find mutually beneficial projects.

### Goal 2: A balanced relationship between the natural ecology and Mettawa's residents.

Objectives:

1. Develop a set of environmental guidelines that public and private property owners can use to apply sustainable practices and make environmentally friendly choices on their properties (e.g. green infrastructure, rainwater harvesting, use of native plantings, alternatives to chemical pesticides, etc.).
2. Retain as much of the natural topography, soils, and geology as possible when developing or enhancing sites in the Village.
3. Conserve and protect groundwater supplies, recharge areas, and underground aquifers from contamination.
4. Conserve and enhance native trees, plants, woodlands, and other comparable vegetative cover.
5. Nurture desirable and/or endangered flora and fauna and enhance their habitats.
6. Maintain adequate stormwater drainage capacities of drainage basins, floodplains, and waterways.
7. Mitigate adverse impacts of pesticides and fertilizers, air, noise, and light pollution.
8. Continue efforts to mitigate light pollution across the Village and embrace International Dark Sky Places (IDSP) principles for outdoor lighting (principles are for lighting that is useful, targeted, low level, controlled, and warm-colored).

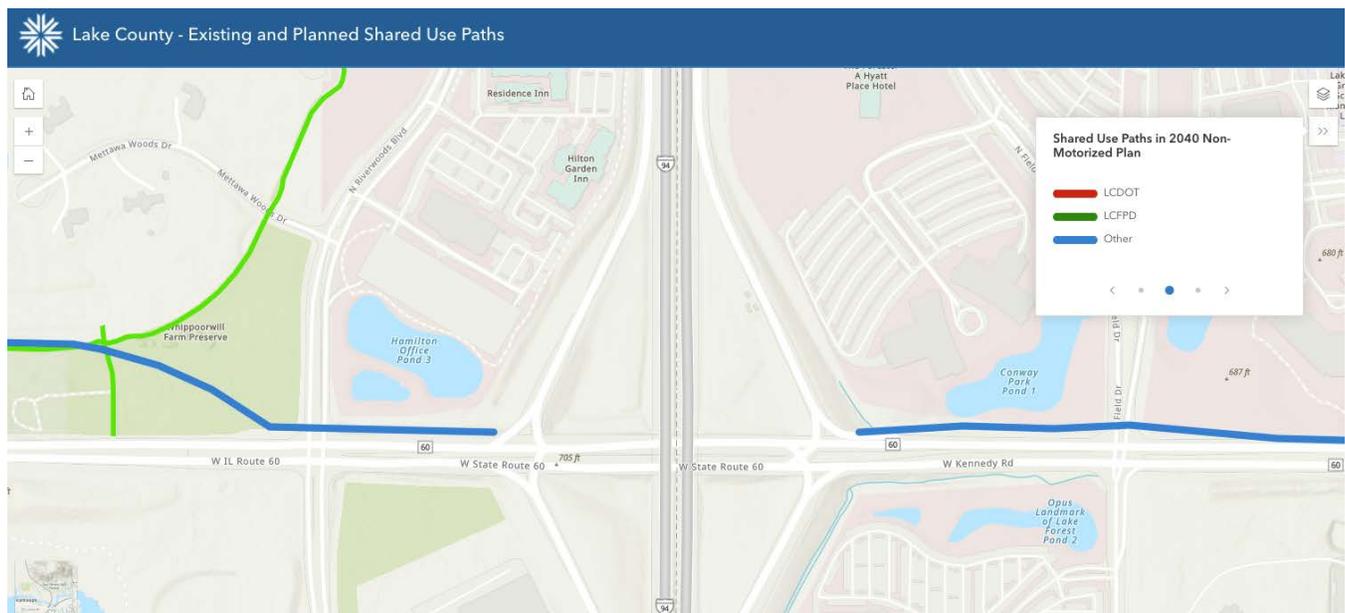


## Transportation

### Goal: A transportation network that preserves Mettawa's unique atmosphere.

#### Objectives:

1. Prioritize continued maintenance of trails in Mettawa for pedestrian, bicycle, and equestrian users. Continue to use trail materials that require limited maintenance and enhance the natural character.
2. Work with IDOT and the City of Lake Forest to pursue a trail extension along Route 60 that would connect Mettawa trails and Whippoorwill Park to the Middlefork Savanna Trail Connection and other regional trails east of I-94.
3. When roadway or utility improvements occur, work with the roadway jurisdiction (LCDOT, IDOT, etc.) to encourage design features that maintain a rural environment (native trees, plants and shrubs; discourage curbs and wide shoulders, use berm alternatives such as native hedgerows and prairie plantings, and bury utilities).
4. Enhance the appearance of Village-controlled corridors by planting native landscaping and replacing dead trees.
5. Continue the scenic easement system where it provides a positive impact on the character of the roadway system.
6. Communicate with the State and County to convey concerns over traffic impacts on the rural character of the Village and opposition to the widening of roads in or through Mettawa.
7. Minimize noise and light impacts from I-94 by encouraging the Illinois Tollway Authority to maintain and extend the sound wall on the west Interstate 94 boundary adjacent to all residentially zoned property. Encourage naturalized vegetative buffers for sound mitigation, where possible.



The Lake County Division of Transportation compiles information on existing and planned shared use paths across the county. Depicted above are existing trails in light green and proposed/planned trails in dark green and blue. The Lake County Forest Preserve District has planned a trail connection in Lake Forest from Route 60 to the Middlefork Savanna Trails (shown as the dark green diagonal line). The blue lines show planned non-motorized improvement by another state or local jurisdiction. Mettawa residents and regional trail users would benefit from a new trail connection starting in the Village that connects eastward along Route 60 across I-94 that links to trail systems in Lake Forest and the region. Currently, trail users in Mettawa can only cross I-94 at Everett Road (1.25 miles south of Route 60) or at Rockland Road/Route 176 (2.75 miles north of Route 60).

## Village Services

### **Goal 1: Residents have access to an affordable and reliable Lake Michigan water system.**

Objectives:

1. Continue to investigate the feasibility of connecting to Lake Michigan water and collaborate with Lake County on development, planning and design.
2. Seek expertise on preliminary engineering, needed investments, and actions required to construct and support a water infrastructure system.
3. Educate decision makers and residents on the value and potential benefits of Lake Michigan water, water distributions systems, environmental impacts, and the services provided.
4. Evaluate and communicate advantages and disadvantages of funding mechanisms, estimates and strategies for the offering of Lake Michigan water as a collaborative process between the Village and residents over time.

### **Goal 2: Residents' health, safety and welfare is well-protected.**

Objectives:

1. Maintain as a high priority the protection of residents from crime, fire, and storms through partnerships with service providers (e.g. Lake County Sheriff, Village of Lincolnshire Police Department, Libertyville and Lincolnshire Fire Protection Districts, Lake County Health Department, etc.).
2. Encourage property owners to connect to public water service and public sanitary sewer service where it is provided by other units of government.
3. Periodically evaluate the need for Village administrative and meeting facilities.

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## Economic Sustainability

### **Goal: The Village is fiscally responsible and transparent.**

Objectives:

1. Continue to apply sound budgeting and financial practices.
2. Identify opportunities to reduce costs through innovation and planning which may include competitive bidding, comprehensive infrastructure assessments, and capital improvement planning.
3. Regularly communicate to residents the financial conditions, benchmarks, and recommendations for achieving Village goals.



# 5 Plan Implementation

Implementing a comprehensive plan is a matter of advancing the goals and objectives. In some cases, implementation actions are proactively pursued, while in other cases implementation might happen as a reaction to an external force or outside opportunity. Overall, this plan describes a vision for Mettawa's future that can be used as a decision-making tool by Village staff, elected and appointed officials, and community partners.

Plan implementation typically occurs in the following ways:

- 1. Review process:** This plan was shaped by input over the course of two joint meetings of the Village Board and the Zoning, Planning, and Appeals (ZPA) Commission. It is to the Village's benefit to have these bodies come together on a periodic basis to review the comprehensive plan, evaluate progress made towards the goals and objectives, and set implementation priorities. Factors to consider when determining priorities include: available staffing and funding sources, other ongoing projects, and the Village's capacity to take on certain actions. Community priorities evolve over time for many reasons. As such, review that considers any needed changes to the plan is necessary for ongoing implementation.
- 2. Review of development proposals:** The future land use map and the plan's goals and objectives are all checkpoints to ensure that any potential change is aligned with the community's vision. Similarly, the plan provides guidance for which opportunities to prioritize in terms of collaborative initiatives with government partners, local organizations, and property owners.
- 3. Budgeting and capital improvements:** A Village budget is an important local policy tool that can advance the comprehensive plan's goals and objectives. The budgeting process can be tied to a review of the plan (#1) so that it reflects policy directions set forth as part of that discussion. Additionally, the plan can be used to seek external funding sources and grant opportunities to support goals related to open space, environment, and transportation.



## Priorities for Implementation

While each of this plan's objectives is important and included for a reason, it is not realistic for the Village to accomplish everything at once or in the short-term. The following objectives are identified as those that can be of highest priority and focus for the Village, based on their ability to meaningfully advance Mettawa's goals.

### Priority Strategies

- Increase use of the Village website and other communication channels to regularly share information and resources with residents (e.g. environmental sustainability recommendations for properties).
- Develop a set of environmental guidelines that property owners can use to apply sustainable practices and make environmentally friendly choices on their properties.
- Prioritize continued maintenance of trails in Mettawa for pedestrian, bicycle, and equestrian users. Continue to use trail materials that require limited maintenance and enhance the natural character.
- Continue to investigate the feasibility of connecting to Lake Michigan water and collaborate with Lake County on development, planning and design.





**Village of Mettawa**  
**COMPREHENSIVE PLAN**